



HIGHCROFT CRESCENT  
HEATHFIELD - £400,000



**WOOD & PILCHER**  
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# 9 Highcroft Crescent

Heathfield, TN21 8HE

**Enclosed Porch - Entrance Hall - Kitchen/Breakfast Room -  
Shower Room - Lounge/Diner - Bedroom 1 - Landing -  
2 Further Bedrooms - Shower Room - Study/Hobby Room -  
Storage Room - Driveway & Garage -  
Landscaped Rear Garden**

A well proportioned 3 double bedroom detached chalet bungalow occupying a generous plot with landscaped gardens to the rear and just a short walk from Heathfield Town Centre. Accommodation features 2 shower rooms, a large lounge/diner, kitchen/breakfast room, study/hobby room, large landscaped garden and a single garage approached by its own driveway providing additional parking for a number of vehicles. NO ONWARD CHAIN.

## **ENCLOSED PORCH:**

Glazed doors and front door with stained glass window leading to the:

## **ENTRANCE HALL:**

Coved ceiling. Built in cloak/storage cupboard. Built in airing cupboard housing hot water cylinder with slatted shelves to the side. Radiator.

## **KITCHEN/BREAKFAST ROOM:**

Dual aspect with leaded light double glazed windows & door to the garden. Range of white fronted matching wall & base cupboards. Laminate work tops with inset one and a half bowl sink. Built in double oven with gas hob and filter hood above. Integrated fridge/freezer. Part tiled walls. Coved ceiling. Radiator.



**SHOWER ROOM:**

Leaded light glazed window. White suite comprising of a vanity unit with inset wash basin & cupboards under, WC with concealed cistern, shower cubicle with glass shower screen and thermostatic shower. Part tiled walls. Coved ceiling. Radiator.

**LOUNGE/DINER:**

Double aspect with leaded light double glazed windows over looking the garden and double glazed door to garden. Radiators. Fire surround with inset gas fire.

**BEDROOM ONE:**

Double glazed window. Ornate cornicing. Radiator.

**STAIRS TO LANDING:**

Leaded light double glazed window. Cornicing.

**SHOWER ROOM:**

Leaded light double glazed window. Wash basin. WC. Shower cubicle with electric shower. Tiled walls.

**BEDROOM TWO:**

Dual aspect with leaded light double glazed windows overlooking the garden. Cornicing. Radiator.

**STUDY/HOBBY ROOM:**

Leaded light double glazed window. Access to eaves storage areas.

**BEDROOM THREE:**

Dual aspect with leaded light double glazed windows. Cornicing. Radiator. Door to:

**STORAGE ROOM:**

Leaded light porthole window.



### OUTSIDE:

There is a small lawned area to the FRONT and driveway leading to a single garage with up & over door, personal door, power & light. There is a landscaped garden to the REAR mainly laid to lawn with mature shrubs & trees, large paved patio area with an awning fitted above the patio area. Side gate.

### SITUATION:

The property is conveniently located for the centre of Heathfield High Street with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distance, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### VIEWING:

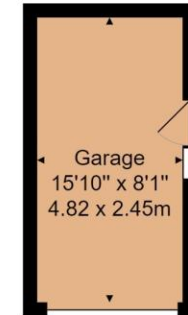
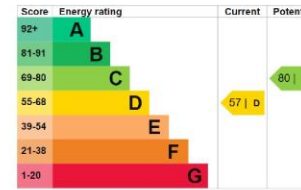
By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

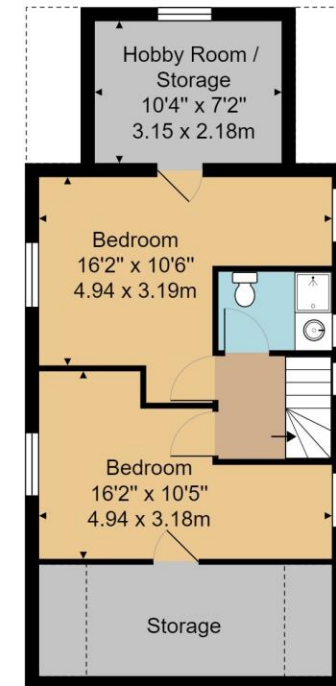


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**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 1348 sq. ft / 125.3 sq. m  
Garage Approx. Internal Area 127 sq. ft / 11.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.