



BRITISH  
PROPERTY  
AWARDS  
2019

GOLD WINNER

ESTATE AGENT  
IN HEATHFIELD

1 Seaview Cottages, Punnetts Town, Heathfield, Sussex,  
TN21 9DG

ROWLAND  
GORRINGE

1 Seaview Cottages,  
Punnetts Town  
Heathfield  
Sussex  
TN21 9DG

£250,000 Freehold

Punnetts Town is a friendly village with a Primary & Pre-School, active village community hall, recreation field with children's play area and a medical centre, all right on the doorstep. The nearest shops are at Broad Oak and Rushlake Green, with many pubs in the surrounding area. Heathfield High Street shops and services are just 3 miles away, while Heathfield Community College is within walking distance, being under 1.5 miles.

This end-terrace Victorian cottage is well-presented and benefits from double glazing and a wood burning stove. The sitting room is at the front, with a wide window, oak flooring and fireplace with wood burning stove. The kitchen/dining room has a tile floor and is fitted with modern white coloured units having wood effect worktops with space for washing machine and cooker with hood over, stainless steel sink and drainer. There is ample room for a table and chairs. A door leads out to a conservatory, also with tiled floor.

On the first floor are two bedrooms. Bedroom 1 is at the front and enjoys far-reaching views over beautiful rolling countryside as far as the English Channel. There is an airing cupboard with hot water tank. The second bedroom has a window to the rear. The bathroom is fitted with a modern white suite with bath and separate shower cubicle, wash basin and WC, wall and heating floor tiling.

At the front of the house is a double width parking area, with gated side access to the back garden, which is fence enclosed and laid to lawn with an old well head and large garden shed.

EPC Rating = E







## Seaview Cottages, Punnetts Town TN21 9DG

Approximate Gross Internal Area  
69.5 sq m / 748 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2020

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GORRINGE

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.