



76a, Springwood Road, Heathfield, East Sussex, TN21 8JX

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Heathfield
East Sussex
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£435,000 Freehold

Rowland Gorrige are pleased to welcome to the market this spacious family home located just a stones throw from the centre of Heathfield. Entering the property you are greeted by a spacious entrance hall. To the left is a downstairs cloakroom and a storage cupboard with hanging space for coats and shoes. The property offers a complete continuous flow around the staircase with a door leading to the spacious, open plan sitting dining room. The sitting room has a working fireplace with a sandstone surround which is a real feature of the room and offers double aspect allowing lots of natural light into the room. The dining area is spacious too and there is the ability to knock through to the kitchen too. Sliding patio doors through to the conservatory. The modern kitchen benefits from both base and eye level storage units and has an integrated oven and gas hob with a glazed extractor hood above. There is also space for a fridge freezer and dishwasher. Peninsular breakfast bar with space and plumbing for washing machine under.

On the first floor there are four double bedrooms. The principle bedroom benefits from an ensuite shower room. All the bedrooms are a generous size and there is also a family bathroom.

Externally the property has a good sized plot. To the front there is ample parking for two vehicles and an area of lawn and to the rear is the rear garden which is fully enclosed by timber fencing. There is also a garage and off road parking for at least three vehicles.

The property is conveniently located at the end of a quiet cul-de-sac and is close to Heathfield high street which offers a choice of supermarkets, doctors and a variety of shops. Take a 10-minute walk to the cuckoo trail; a 14-mile cycle and footpath leading from Heathfield to Polegate and enjoy the countryside.

This property must be seen to fully appreciate what is on offer. Please contact Rowland Gorrige Heathfield to arrange for viewings.

EPCD







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Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft
 Garage = 13.7 sq m / 147 sq ft
 Total = 138.6 sq m / 1491 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 Imageplansurveys @ 2021

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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.