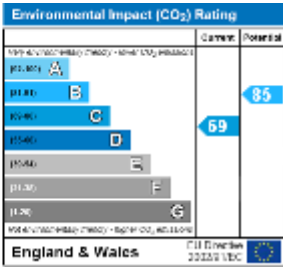
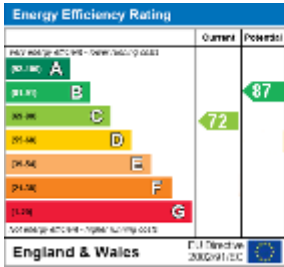




WOODLANDS CLOSE, HEATHFIELD, TN21 8BH £289,950



**Semi-detached Chalet Bungalow
 3 Double Bedrooms
 Kitchen and Utility
 Extended Sitting Room
 South-facing Garden
 Driveway and Garage
 Private Road**



PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
 Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

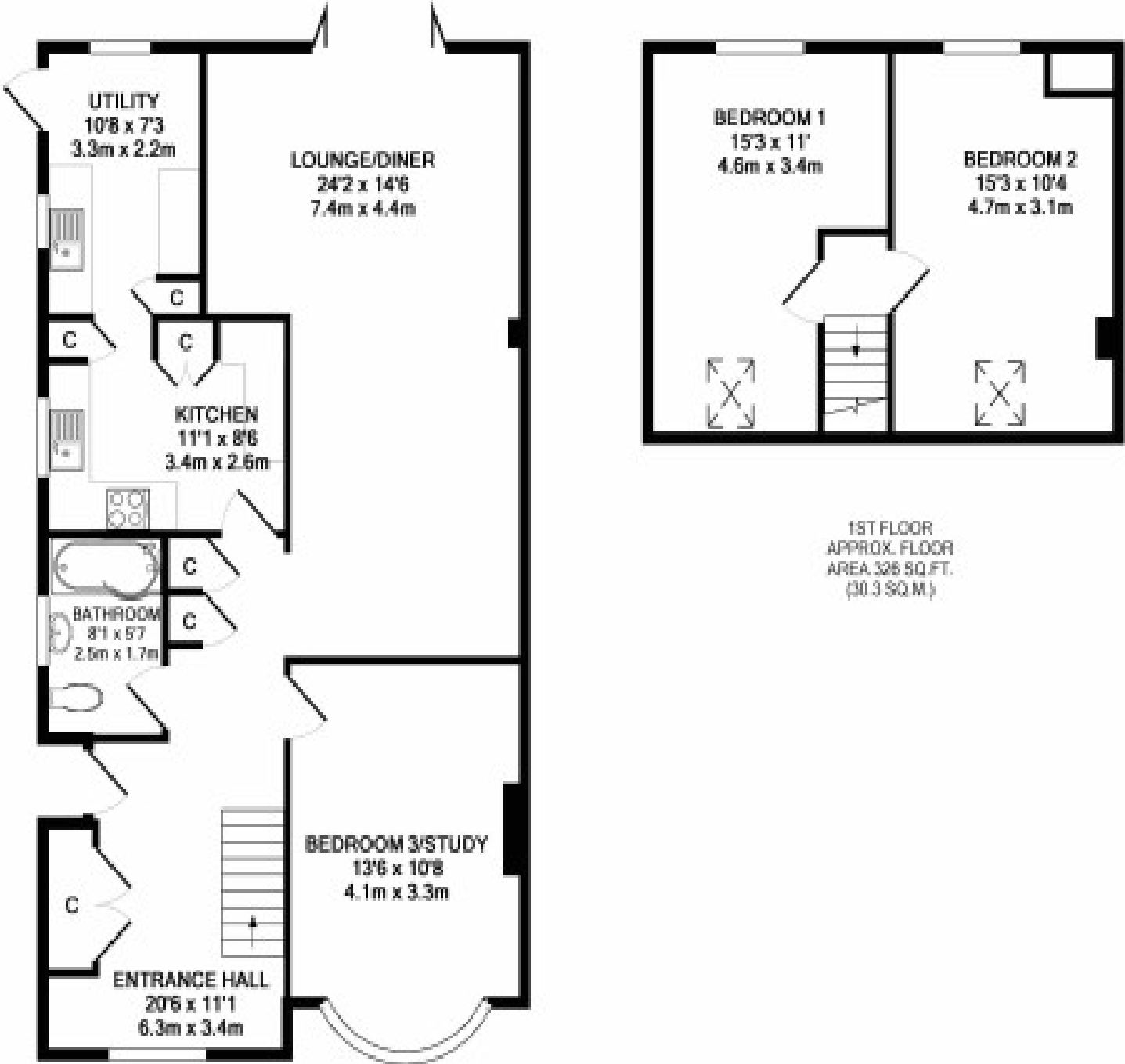
An extended chalet bungalow with a fantastic extension to the living room which has bi-fold doors to the decking and garden. The property provides extremely spacious accommodation which although presented to a very good standard also offers further potential to personalise the rooms to suit the new purchasers' requirements. With three double bedrooms, kitchen and utility room, a garage and off-road parking, early viewing is recommended.

In a quiet position along a private road the property is about 3/4 of a mile from Heathfield Town Centre with its range of shopping and banking facilities. The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College. There are mainline railway stations at both Stonegate and Etchingham (both of which are under a 15 minute drive away) giving services into Charing Cross in just over an hour. The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

Council Tax Band C - 2017/2018 £1,610.77

ENTRANCE HALL Pathway from the drive leads to the front door and into a large entrance hall 10'9" x 10'5" with a window to the front, double opening wardrobe cupboard, two further storage/linen cupboards, open tread stairs to the first floor, door to the sitting room/dining room.

KITCHEN 10'11" x 8'5" Well fitted with modern range of units and worktops, electric oven with halogen hob over and extractor above, stainless steel sink and drainer unit, integral fridge/freezer and dishwasher, window to the side, opening to the utility room.



GROUND FLOOR APPROX. FLOOR AREA 842 SQ.FT. (78.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REAR GARDEN Enjoying a southerly aspect, it is mainly laid to lawn with steps leading to the decked area immediately behind the sitting room, hedge and fence enclosed.



UTILITY ROOM 10'07" x 7'05"
Window to the rear, back door to garden, sink and drainer unit, range of cupboards and complementary worktops, plumbing and spaces for washing machine and tumble dryer.



SITTING /DINING ROOM
Dining area 11'10" x 10' open to L-shaped sitting room 14'9" x 10'8" Bi-fold doors to decking and south facing garden.



BEDROOM 1 10'09" x 10' Bay window to the front.



FIRST FLOOR From the hall the stairs rise to the first floor where there is a small landing and doors to both bedrooms.

BEDROOM 2 15'03" x 10'03" Double aspect with window to the rear and velux windows to the front.



BEDROOM 3 14'11" x 11'01" Window to the rear and velux window to the front.



BATHROOM With white suite of panel enclosed bath with shower over, pedestal wash basin, low level W.C., two obscure glass windows to the side.

GARAGE In a block opposite the drive of the house with an up and over door.

FRONT GARDEN To the front of the property is an open plan area of lawn and next to the current driveway there is gated side access to the rear garden.

