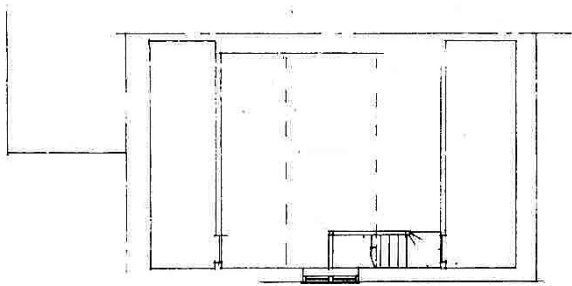
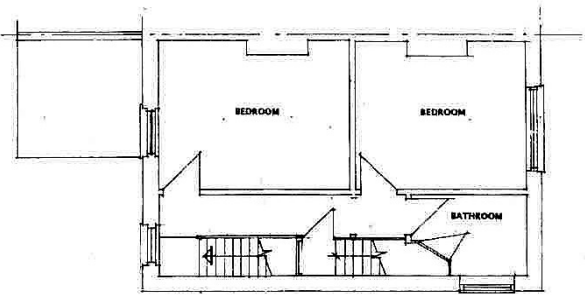
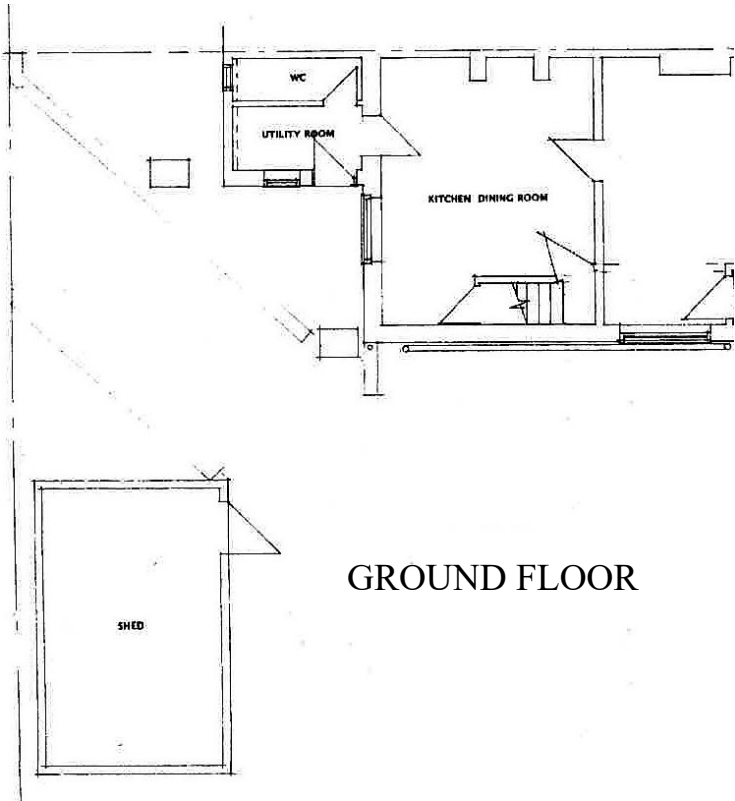


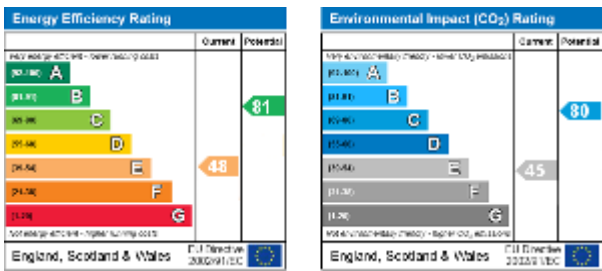


SANDY CROSS LANE, HEATHFIELD, TN21 8QP
FIXED PRICE £365,000



3 Bedroom Semi-detached Cottage
For modernisation
Kitchen/Breakfast Room
Sitting Room
Gardens
Driveway and Parking for 4/5 vehicles
Stunning South-facing views

NO ONWARD CHAIN



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 attractive semi-detached cottage, approx. 100 years old, for modernisation with accommodation comprising small entrance porch, kitchen/breakfast room, utility room, sitting room, cloakroom, 3 double bedrooms, family bathroom, gardens, driveway and off-road parking for 4/5 vehicles.

SERVICES: Mains water, mains drainage, gas central heating.

Council Tax Band C - 2019/2020 £1,766.11

AGENTS' NOTES:

Potential to extend (plans drawn)

The property has a pedestrian right of way over the neighbouring driveway.

Situated in a quiet semi-rural location on the edge of Heathfield with fabulous un-interrupted views to the South over the Sussex countryside. The property is about 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.

The 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. With Polegate to Victoria.

The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

ENTRANCE Front door to small porch and leading to the sitting room.

KITCHEN/BREAKFAST ROOM 16'01" x 13'0" Fitted kitchen with ample wall and base units with worksurfaces over, sink and drainer unit, spaces for fridge and freezer, door to utility room, door to stairs rising to the first floor, window to the rear.

SITTING ROOM 14'09" x 8'06" Double aspect, feature period fireplace with tiled surround, window to the front garden, door to the front, window south facing.

UTILITY ROOM 8'09" x 4'06" Space and plumbing for washing machine, storage cupboard, door to the rear garden and driveway.

CLOAKROOM W.C., and wash handbasin.

FIRST FLOOR Door to stairs rising to the second floor.

BEDROOM 2 11'11" x 10'02" Period fireplace, window to the front with far reaching views across the countryside to the south.

BEDROOM 3 13'0" x 9'10" Period feature fireplace, window to the rear.

FAMILY BATHROOM Bath, W.C. and wash hand basin, window to the side with views.

SECOND FLOOR

BEDROOM 1 14'08" x 12'06" Large room with extensive eaves storage, window to the south with far-reaching views.

GARDENS Secluded and peaceful gardens with mature trees and shrubs, attractive brick paved seating area to the front, un-interrupted views to the south over the countryside. There is a pedestrian right of way over the neighbours drive to the lane.

DRIVEWAY AND PARKING Double gates to the drive leading to a parking area for up to 5 vehicles, large workshop with light and power connected.

