

For Sale

Marshlands Lane, Heathfield, TN21 8EY



£317,500

3 bedroom Semi-Detached

- ✓ Older, character house
- ✓ Semi detached
- ✓ 3 double bedrooms
- ✓ Bathroom and cloakroom
- ✓ Garage and driveway
- ✓ Sought after area
- ✓ Walking distance of the town centre
- ✓ Requiring some updating/ modernisation



Description

Highcroft is an imposing, older, semi detached house. There are character features including high ceilings throughout. It offers bright, spacious accommodation within a short walk of the town centre. In addition to having 3 good sized bedrooms, there is a cloakroom, 2 reception rooms, a single garage and driveway with parking for at least 4 cars.

Location

The property is about 1/4 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.

Ground Floor

Front door - A pathway from the drive leads to the front door into a lobby / porch area with door to Cloakroom and a further door into the

Entrance Hall - Stairs leading to first floor (described later). Original door to the side of the property which could be easily reinstated as the front door if preferred. Door to

Cloakroom - Double aspect room with white suite of WC and wash basin.

Lounge - 13'1" x 12' Double aspect with windows to the side and rear overlooking the garden and towards the South Downs. Open fireplace with tiled hearth and surround

Kitchen / breakfast room - 15'3" x 8'7" an L shaped room. with window to the front. wall and base storage cupboards. , space for gas cooker. Space and plumbing for washing machine. Brick archway to

Dining room - 13'2 x 11' Bay window and door to garden. Fireplace with fitted solid fuel stove. Tiled surround.

First Floor

Landing - Stairs from the hall lead up to the first floor landing with window to the side. hatch to fully boarded loft.

Bedroom 1 - 13'2" x 12'1" Window to rear overlooking garden and with views towards the Downs



Bedroom 2 - 11'2" x 11'2" Window to the rear again with views to the Downs

Bedroom 3 - 11'1" x 8'9" window to the front.

Bathroom. - with white suite of bath with mixer taps and shower attachment. Wash basin. Part tiled walls.

Separate WC - On the half landing is the WC which is separate from the bathroom

Exterior

Garage - A long private drive (with parking for a number of vehicles) leads to the carport and single garage with up and over door.

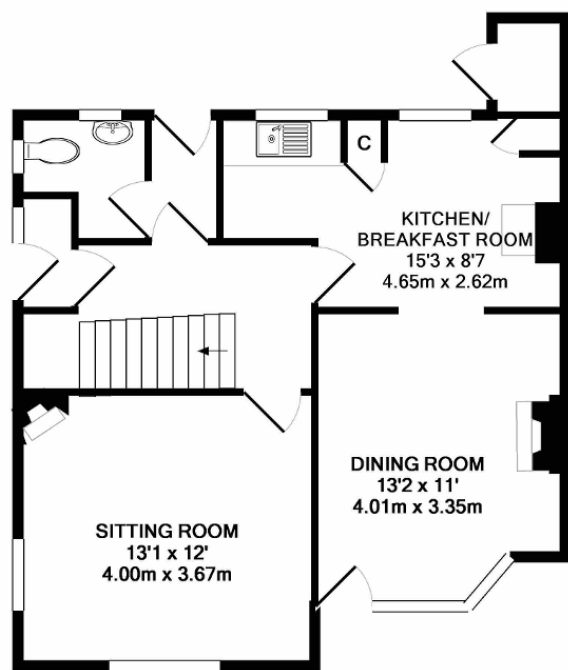
Front gardens - The front garden is mainly laid to lawn and enclosed at the front by an established hedge. There is a gate to the side of the property leading to the

Rear garden - The rear garden is of a good size mainly laid to lawn with beds and borders well stocked with a variety of plants and shrubs. The garden has been well tended using solely organic products

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.



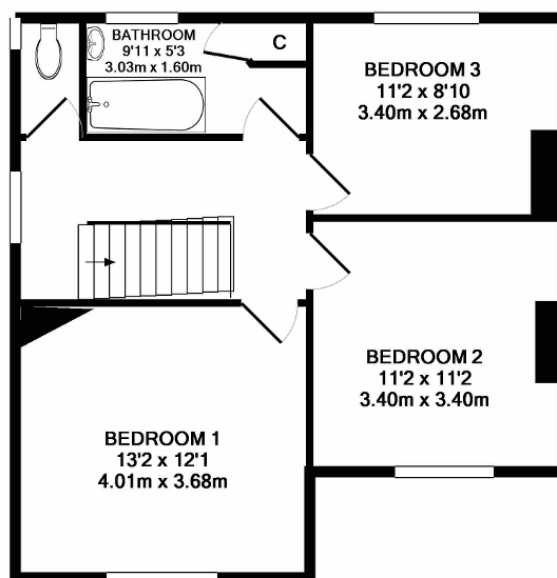
Floorplans



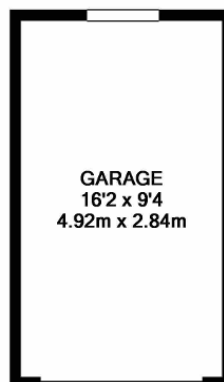
GROUND FLOOR
APPROX. FLOOR
AREA 553 SQ.FT.
(51.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.6 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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1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.3 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 150 SQ.FT.
(14.0 SQ.M.)

Energy Efficiency and Environmental Impact

