

**For Sale**

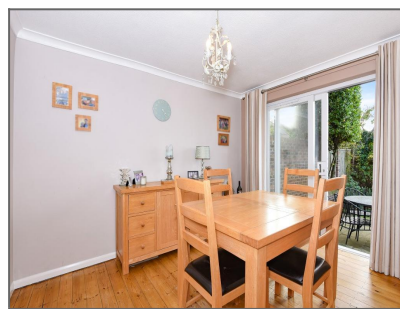
**Tower Street, Heathfield, TN21 8PB**



**£305,000**

### **3 bedroom Semi-Detached**

- ✓ Attractive Semi-Detached House
- ✓ 3 Bedrooms
- ✓ Lounge with Open Fireplace
- ✓ Dining Room
- ✓ Refitted Kitchen
- ✓ Recently fitted combi boiler
- ✓ Garage
- ✓ Walking distance of the Town



## Description

A very attractive non-estate semi-detached 3 bedroom house on the edge of town.  
The house is light and spacious with an open fireplace in the lounge.  
The refitted kitchen has a range of integrated appliances.  
The fully boarded loft has power connected and a window at one end.  
This could be converted to a further bedroom or study if required (subject to PP)  
The house enjoys a south/westerly aspect .

Council Tax Band D - 2017/2018 £1,812.11

## Location

The property is about 1/2 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.  
Heathfield Community College is about 2/3 of a mile away.  
The coast at Eastbourne and the spa town of Tunbridge Wells are both about 15 miles away.

## Ground Floor

**Entrance Lobby** - Pathway to front door into the entrance lobby with stripped floorboards and door to cloakroom.

**Cloakroom** - Low level WC. Corner mounted wash basin with tiled splashback. Obscure glass window to the front.

**Entrance Hall** - From the entrance lobby there is a door into the entrance hall, understairs cupboard, stripped floorboards.

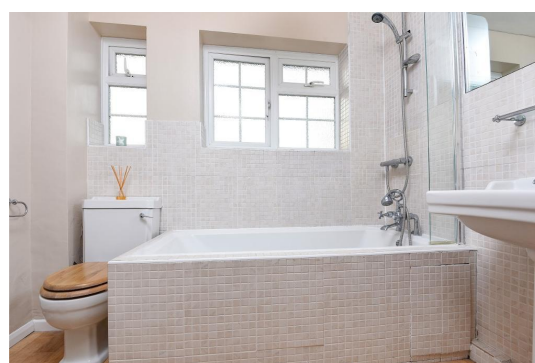
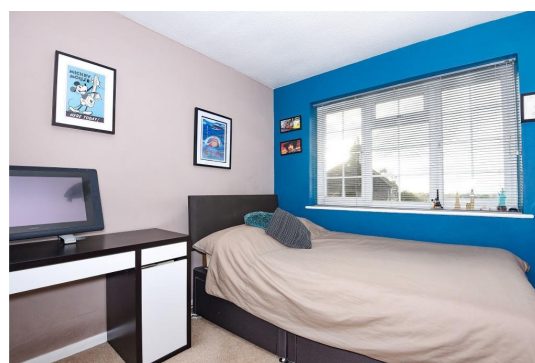
**Kitchen** - 10'11" x 8'2" Range of recently fitted base and eye level cupboards, integrated appliances including washing machine, fridge, freezer and tumble dryer, built-in electric oven with induction hob above and extractor over.

**Living Room** - 17'1" x 11'3" Open fireplace, shelving to one side, bay window to the front.

**Dining Room** - 11'2" x 9'1" Stripped floorboards, sliding patio doors to garden.

## First Floor

**Landing** - Stairs rise from the hall to the spacious landing with access to





fully boarded loft space. Agents Note: The loft has a window and has electricity connected which could be converted to additional living space if required (subject to all necessary planning being obtained).

**Bedroom 1** - 13'5" x 9'6" Built-in wardrobe cupboard, window to the front.

**Bedroom 2** - 10'9" x 9'6" Built-in wardrobe cupboard, window to the rear.

**Bedroom 3** - 9'6" x 8' Window to the front.

**Bathroom** - Suite comprising fully enclosed bath with mixer taps and shower attachment, plumbed-in electric shower above, low level W.C., wash basin, part-tiled walls.

## Exterior

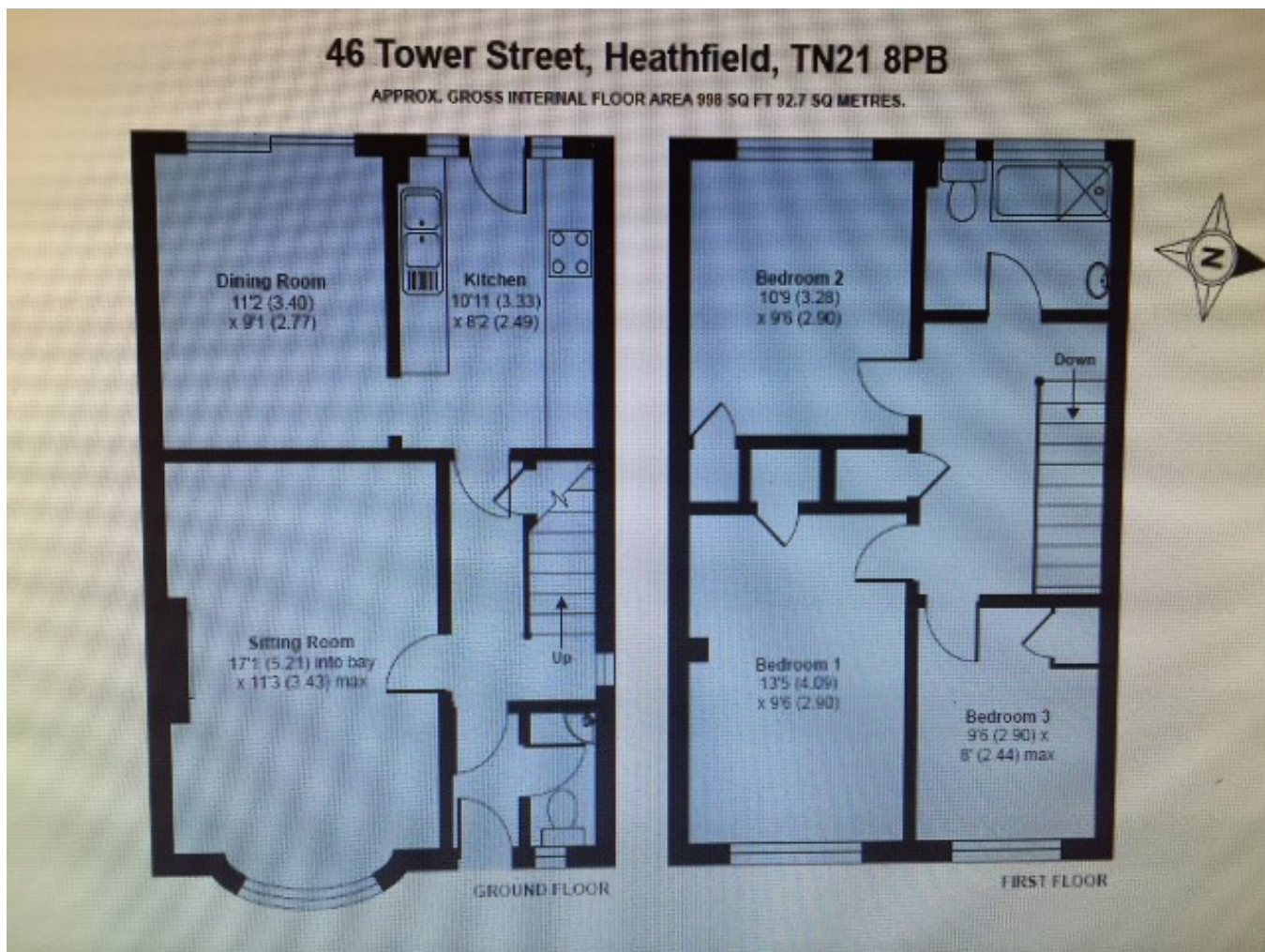
**Outside** - To the front of the property is a large lawned area (privately owned by each house) which leads to an open plan private front garden again mainly laid to lawn. There is side access to the landscaped rear gardens, which features a paved patio and lawn beyond. The garden is fully enclosed by walling and close board fencing and enjoys a sunny south-westerly aspect. A gate gives access to the general driveway and garage.

**Garage** - Located in the nearby block and has an up-and-over door.

**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



## Energy Efficiency and Environmental Impact

