

For Sale

Prospect Terrace, Station Road, Heathfield, TN21 8DD



£225,000

3 bedroom Terraced

- ✓ Attractive 3 Bedroom Terraced House
- ✓ Circa 1920's
- ✓ Large Sitting/Dining Room
- ✓ Conservatory
- ✓ Garden
- ✓ Quiet Location
- ✓ Very close to the Town Centre
- ✓ NO ONWARD CHAIN



Description

An attractive terraced house, circa 1920's, with accommodation comprising kitchen, large sitting room/dining room, conservatory/porch, 3 bedrooms, family bathroom, garden and outside W.C. The property benefits from UPVC double glazing.

SERVICES

Mains water and drainage

Gas central heating

Council Tax Band C - 2018/2019 £1700.05

Location

Situated within moments walk of the new Waitrose store, the High Street and the Cuckoo Trail. 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

Hallway - UPVC front door from the garden path, understairs cupboards x 3, stairs rising to the first floor.

Kitchen - 9'01" x 7'07" Range of matching wall and base units with work surfaces over, stainless steel sink and drainer unit, space for undercounter fridge, space for gas cooker, part-tiled walls, door to conservatory, window overlooking the rear.

Sitting/Dining Room - 20'10" x 13'06" narrowing to 11'01" Gas fire with back boiler, built-in storage cupboard, windows to the front and rear.

Conservatory/Porch - 11'05" x 6'03" Currently used a utility room with space and plumbing for washing machine, space for freezer, door to the rear and door to the kitchen.

First Floor

Landing - Airing cupboard with shelving and housing hot water tank, further double storage cupboard, hatch to part-boarded loft with pull down ladder access.

Bedroom 1 - 10'11" x 9'06" Window to the front, built-in cupboard.

Bedroom 2 - 10'11" x 9'06" Double wardrobe cupboard, window to the rear.



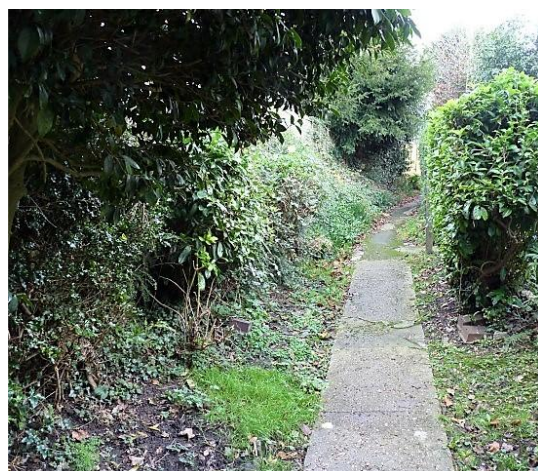
Bedroom 3 - 7'10" x 6'11" Window to the front.

Family Bathroom - 9'01" x 5'06" Panelled bath with Mira electric shower over, pedestal wash handbasin, low level W.C., medicine cabinet with mirror over, obscure windows to the side and rear.

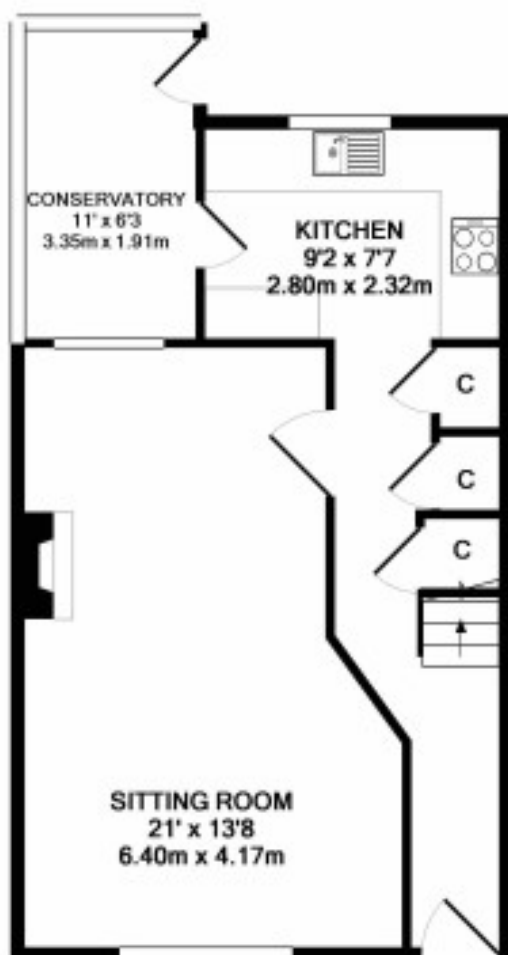
Exterior

Outside and Gardens - To the rear of the property is a paved courtyard area with garden shed, further brick built shed and an outside W.C. To the front is a pathway leading to the front door through a small cottage style garden and a further large area of garden laid to lawn with greenhouse and brick paved patio seating area.

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 500 SQ.FT.
(46.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 417 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 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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