



Tree Tops

Hailsham Road, Heathfield, TN21 8EU

SAMUEL & SON
CHARTERED SURVEYORS

TREE TOPS

Hailsham Road, Heathfield, TN21 8EU

This four bedroom palladian-style single storey property set against the picturesque Heathfield Park with additional office/storage space, behind private gated entrance.

Four en-suite bedrooms
One further W/C
Garage
Newly refurbished
Approx. 3.2 acres

GUIDE PRICE: £3750 pcm



Property Information

The property comprises an entrance hall with high ceilings leading onto the four double bedrooms with a range of fitted storage and en-suites. The kitchen is fitted with a good range of units with oak work surfaces and appliances including, Range oven, inset electric hob with extractor cover, dishwasher, and fridge/freezer. The living room has a new wood burner, and a utility room houses the washing machine and dryers. There is also one further W/C. The whole property has been recently refurbished to a high quality with a modern finish.

The outside comprises a double garage and driveway with just over 3 acres of grounds within Heathfield Park. There is storage and office space available in the form of two large containers and converted attic 'den' space, ideal for a home office or small business.

Location

Heathfield Park is conveniently located for access to the town centre and local amenities; the High Street is just a 10 minute walk. The town offers a good selection of shops, several supermarkets including a Waitrose, post office and bank as well as coffee shops, pubs and restaurants, community leisure centre and schooling for all ages. Bus services from Heathfield connect to Eastbourne, Tunbridge Wells and Brighton. Stonegate Station is a 20 minute drive with mainline services to London Bridge. Gatwick Airport is approximately an hour's drive.

Tenancy

The property is available immediately.

Viewing

Strictly by prior appointment with the Landlord's Agent, Samuel & Son.

Local Authority and Outgoings

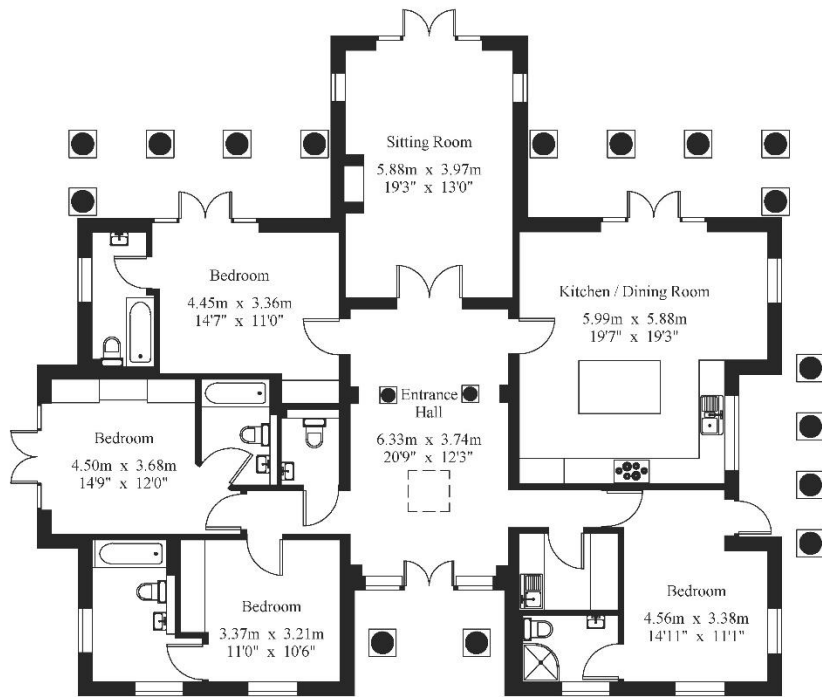
Wealden District Council. www.wealden.gov.uk
Council Tax Band: G (£3553.87 pa)

Services

Mains water and electricity; oil fired central heating.



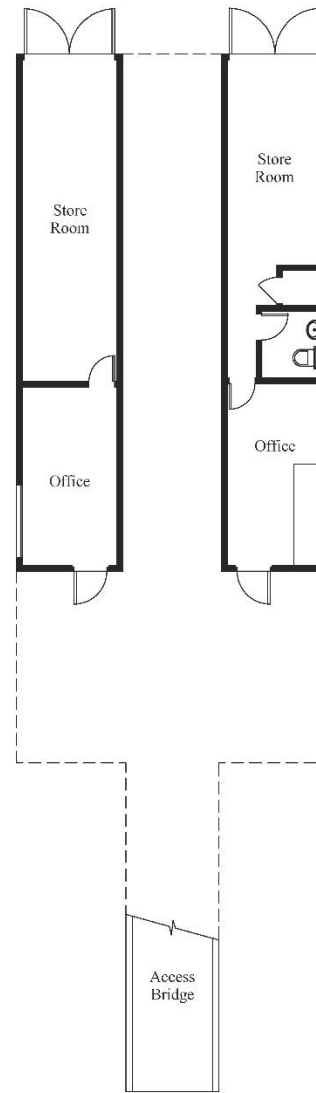
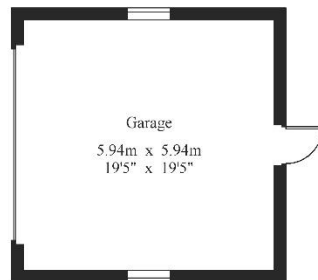
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



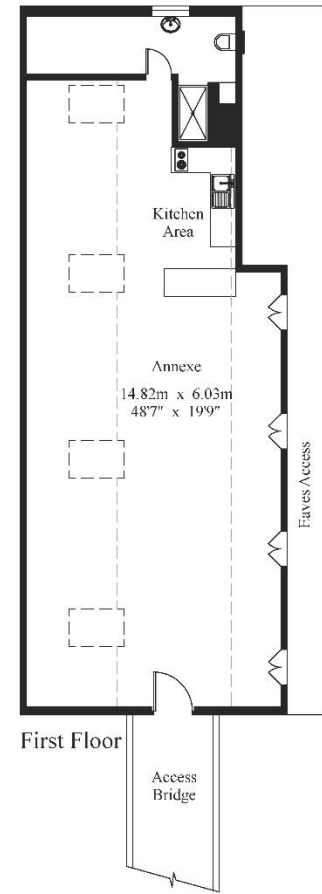
Ground Floor

Treetops

Gross Internal Area - 178.8 sq.m (1,924 sq.ft.)
 Garage - 36.3 sq.m (390 sq.ft.)
 Annexe / Offices - 146.3 sq.m (1,574 sq.ft.)

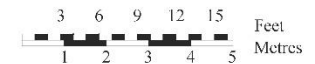


Ground Floor



First Floor

----- Restricted Height



For Identification Purposes Only.

© 2021 Trueplan (UK) Limited (01892) 614 881