



KILLOCHYETT, EDGEHILL CLOSE  
HEATHFIELD - OFFERS IN EXCESS OF £485,000





# Killochytt,

Edgehill Close,  
Heathfield, TN21 0FD

**Enclosed Porch - Entrance Hall - Sitting Room With Feature  
Fire Place - Dining Room - Conservatory - Kitchen - 3  
Bedrooms - En-suite shower room - Family Bathroom -  
Single Garage - Further Parking - Mature Gardens**

An extremely well presented 3 bedroom detached bungalow situated in a private road approximately a quarter of a mile from Heathfield High Street. The accommodation features a good sized sitting room with feature fire place opening into a dining room, double glazed conservatory, family bathroom plus en-suite shower room, mature gardens and a single garage with electric up and over door.

#### **ENTRANCE PORCH:**

Double glazed windows and part double glazed front door. Wood effect flooring.

#### **ENTRANCE HALL:**

Coved ceiling. Radiator. Access to the loft. Built in airing cupboard housing the hot water cylinder with slatted shelves above.

#### **SITTING ROOM:**

Feature fire place with brick surround and hearth and gas coal effect fire. Coved ceiling. Double glazed patio doors leading to the conservatory. Exposed brick archway leading to the:

#### **DINING ROOM:**

Double glazed windows overlooking the rear garden. Radiator. Coved ceiling.





**CONSERVATORY:**

Double glazed windows and double glazed doors leading to the garden. Wood effect flooring. Wall mounted electric heater. Fitted blinds.

**KITCHEN:**

Leaded light double glazed windows to the front. Range of wooden fronted high level wall cupboards. Laminate worktop with inset Neff electric hob with oven under and filter hood above. Inset sink. Part tiled walls. Integrated washing machine. Space for fridge freezer. Radiator. Inset spotlights.

**BEDROOM ONE:**

Leaded light double glazed windows to the front. Radiator. Coved ceiling. Built in wardrobes.

**EN-SUITE SHOWER ROOM:**

Double glazed window. WC. Pedestal wash basin. Shower cubicle with electric Triton shower. Chrome heated towel rail. Tiled walls and tiled floor.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**BEDROOM THREE:**

Leaded light double glazed windows to the front. Built in wardrobe. Coved ceiling. Radiator.

**FAMILY BATHROOM:**

White suite comprising of a panel enclosed bath with chrome mixer tap and shower attachment and glass shower screen. WC. Wash basin with cupboards under. Electric underfloor heating. Chrome heated towel rail. Tiled floor and walls. Coved ceiling. Inset spotlight. Extractor fan.





## OUTSIDE:

There is a driveway to the front providing parking and leading to a single garage with electric up and over door and personal door to the rear. There is a mature garden to the rear well stocked with numerous shrubs and trees, paved patio area, lawn, timber shed and gated access to both sides.

## SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

## TENURE:

Freehold

## VIEWING:

By appointment with Wood & Pilcher 01435 862211

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent



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NOT TO SCALE



Energy Efficiency Rating		Current	Potential
Band	A		
Band	B		
Band	C		
Band	D		
Band	E		
Band	F		
Band	G		

For more information visit [www.gov.uk](http://www.gov.uk)  
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Approx 1195 sq ft  
including garage  
(INTERNAL)

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