



THE CRYSTALS, CROSS IN HAND ROAD
HEATHFIELD - GUIDE PRICE £555,000



WOOD & PILCHER

The Crystals

Cross In Hand Road,
Heathfield, TN21 0UT

Enclosed Porch - Reception Hall - Large Lounge/Diner With Glass Juliette Balcony & Log Burner - 3 Double Bedrooms - Family Bathroom Plus 2 En-Suite Shower Rooms - Remodelled Kitchen/Breakfast Room - Large Landscaped Garden - Single Garage - Gated Driveway Providing Additional Parking For A Number Of Vehicles - Workshop/Storage Room Under The Property

A beautifully presented and deceptively spacious 3 double bedroom detached split level residence offering bright and spacious accommodation including a large lounge/diner with glass Juliette balcony overlooking the garden, a remodelled kitchen/breakfast room, family bathroom plus 2 en-suite shower rooms and beautifully landscaped gardens with a substantial pond and mature shrub borders. The gated driveway provides parking for a number of vehicles in addition to the single garage. The property also benefits from a lower level workshop/storage room.

ENCLOSED PORCH:

Double glazed side windows and front door. Quarry tiled floor. Roof lantern.

RECEPTION HALL:

Radiator.

LOUNGE/DINER:

Dual aspect with double glazed windows to the front and double glazed French doors with Juliette balcony overlooking the garden. Radiators. Feature fire place with wood burning stove and tiled hearth.



KITCHEN/BREAKFAST ROOM:

Leaded light double glazed windows overlooking the garden. Range of gloss cream fronted matching wall and base cupboards with concealed lighting under. Granite worktops with inset 5 burner gas hob with filter hood above. Inset sink. Built in dishwasher and double oven. Inset spotlights. Wood effect flooring. Radiator. Built in airing cupboard with slatted shelves above. Space for upright fridge freezer.

BEDROOM:

Double glazed windows. Radiator. Coved ceiling.

REMODELLED FAMILY BATHROOM:

Double glazed window. White suite comprising of an enclosed bath with chrome mixer taps and hand held shower. WC. Wash basin with cupboard under. Chrome heated towel rail. Tiled floor and walls. Inset spotlights.

BEDROOM:

Leaded light double glazed windows overlooking the garden. Radiator. Coved ceiling.

EN-SUITE SHOWER ROOM:

Double glazed windows. Shower cubicle with electric shower. WC. Wash basin with tiled splashback and cupboard under. Chrome heated towel rail. Inset spotlights.

STAIRS DOWN LEADING TO A FURTHER BEDROOM:

Leaded light double glazed windows and double glazed door leading to the garden. Radiator. Coved ceiling.

EN-SUITE SHOWER ROOM:

Double glazed windows. Large shower cubicle with folding glass doors and electric shower. WC. Wash basin with cupboards under. Chrome heated towel rail. Extractor fan. Inset spotlights. Tiled floor and part tiled walls.



OUTSIDE:

The property is approached by a wooden 5 bar gate with substantial driveway providing parking for a number of vehicles and leading to a detached single garage with up and over door, power and light. The landscaped rear garden is well stocked with a huge variety of roses and various other shrubs, it is laid to lawn with a paved patio area and further paved patio area with inset pond. There is a summer house with power and light and a lower level workshop/storage room under the property that also houses the gas fired boiler and has power, light and plumbing for washing machine.

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 contained. 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



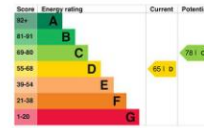
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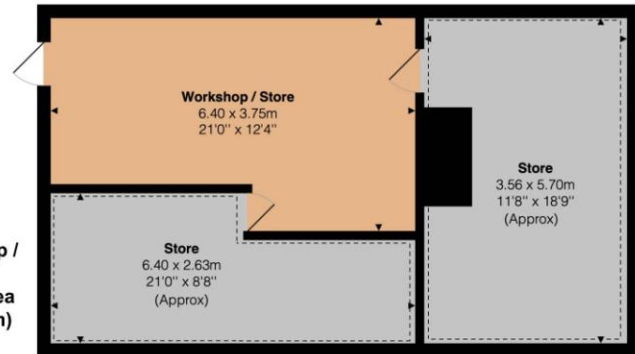
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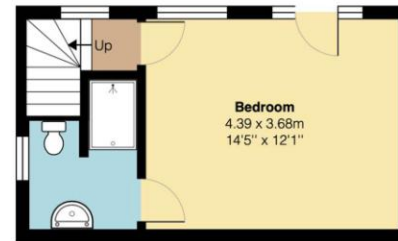
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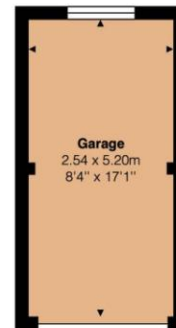
Basement Workshop / Storage
Approx Internal Area
621 sq ft (57.7 sq m)



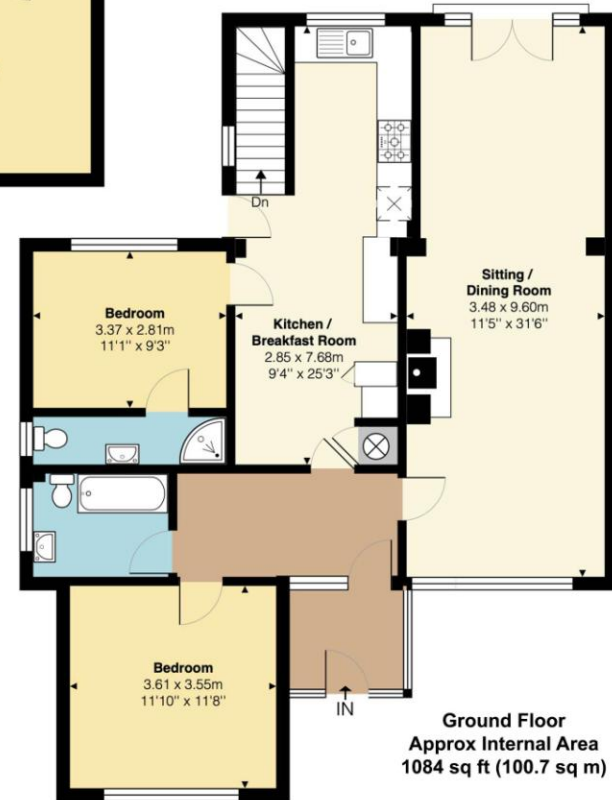
= Reduced Height



Lower Ground Floor
Approx Internal Area
257 sq ft (23.9 sq m)



Garage
Approx Internal Area
142 sq ft (13.2 sq m)



Ground Floor
Approx Internal Area
1084 sq ft (100.7 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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