



SWEET MAGNOLIA
CROSS IN HAND, HEATHFIELD - £795,000



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PILCHER**
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Sweet Magnolia

Cross In Hand,
Heathfield, TN21 0LS

Spacious Entrance Hall - Good Size Kitchen/Diner - Study - Separate Utility - Downstairs Cloakroom - Sitting Room To Rear - First Floor Landing - Master Bedroom With En-Suite Shower - 3 Further Bedrooms - Family Bathroom - Good Sized Rear Garden Laid To Lawn With Patio - Semi Detached Car Port With Power And Light

A brand new 4 bedroom detached family home built by Mid Sussex Homes Limited, to a high standard whilst conveniently situated about a mile and a half from Heathfield town centre. The property comes with a high quality shaker kitchen finish and appliances together with flooring to all rooms and tilt and slide double glazed windows. Spacious car port with room for 2 vehicles.

ENTRANCE HALL:

Staircase leading to first floor landing with under stair storage, airing cupboard with boiler and hot water tank, doors leading off to:

KITCHEN/DINER:

An extremely well designed kitchen, with feature Butler sink and Neff appliances including induction hob, built in oven, microwave, integrated dishwasher, stainless steel extractor, free standing side by side fridge freezer. Good size dining area with patio doors to the garden.

STUDY:

With double opening glazed doors leading from the hallway with window to the front and wooden flooring. TV and cabling network points.

UTILITY ROOM:

Well fitted utility room with range of floor and wall mounted cupboard, stainless steel sink unit and room for washer dryer. Tiled flooring.

CLOAKROOM:

Half tiled cloakroom with low level WC, vanity unit and tiled floor.



SITTING ROOM:

A double aspect bright and spacious living area with double opening French doors leading to rear patio and garden. Wooden flooring with TV and network cabling point.

LANDING:

Window to the rear with radiator beneath, access to loft and doors leading off to:

BEDROOM ONE:

Window to the front and radiator beneath, TV and network cabling point. Wardrobe/s storage cupboards.

EN-SUITE SHOWER ROOM:

Matching suite comprising of a low level WC, vanity unit, shaver point, walk in shower, heated towel rail, fully tiled walls & floor.

FAMILY BATHROOM:

Matching suite comprising of a low level WC, vanity unit, separate bath, shaver point, walk in shower, heated towel rail, fully tiled walls & floor.

BEDROOM TWO:

Window to the front, radiator beneath and carpet, TV point and network cabling.

BEDROOM THREE:

Window to the rear, radiator beneath, double wardrobe/s storage with carpet, TV point and network cabling.

BEDROOM FOUR:

Window to the rear, radiator beneath and carpet, TV point and network cabling.

OUTSIDE FRONT:

The property is approached by a wooden gate leading to the front door. The front garden is laid to lawn with a feature brick wall and picket fence, path and side gate lead to rear.

OUTSIDE REAR:

There is a patio area that abuts the rear of the property leading to a good size level garden laid to lawn, surrounded by dose board fencing to the sides.



SITUATION:

The property is situated within the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, hair dressers, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East 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 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. There is a bus service at the end of the road providing links to Uckfield, Tunbridge Wells and Eastbourne. 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 30 minutes drive respectively.

TENURE:

Freehold.

We are advised that a Management Company will look after the communal driveway areas.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

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VIEWING:

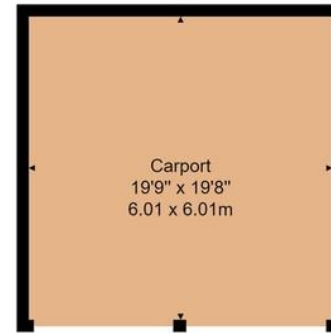
By appointment with Wood & Pilcher 01435 862211

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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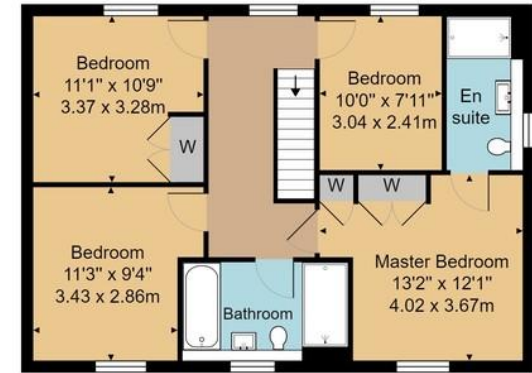
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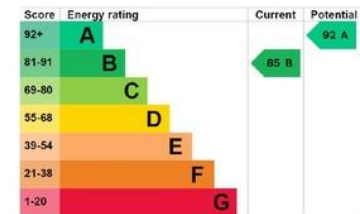
Area: 389 ft² ... 36.1 m²



Ground Floor



First Floor



House Approx. Gross Internal Area 1723 sq. ft / 160.1 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.