



NURSERY WAY
HEATHFIELD - £450,000



17 Nursery Way

Heathfield, East Sussex TN21 0UW

**Reception Hall - Bathroom - Stairs to Lower Level Landing -
Four Bedrooms (Master with En-suite Shower Room) -
Stairs to Upper Level Landing - Cloakroom - Sitting Room -
Dining Room - Balcony Overlooking Field and Woodland -
Spacious Kitchen - Single Garage and Driveway - Lawned
Garden backing onto Field and Woodland.**

The property is situated in a quiet cul-de-sac location approximately half a mile from Heathfield town centre and offers a spectacular view from the rear terrace. A well proportioned four bedroom 'upside down' house with the first floor enjoying a beautiful outlook across the garden and field/woodland beyond. The accommodation features a family bathroom plus en-suite shower room, cloakroom, two reception rooms and a modern kitchen and first floor balcony as a tranquil area to enjoy the outlook across the field to the rear. The rear garden is mainly laid to lawn and parking is provided by the single garage and driveway to the front.

RECEPTION HALL:

Double glazed front door and side window, door to single garage.

BATHROOM:

Double glazed window, part-tiled walls, tile enclosed bath with chrome mixer taps and shower attachment with folding glass shower screen, pedestal wash basin, heated chrome towel rail, tile-effect flooring.

STAIRS TO LOWER LEVEL LANDING:

Under stairs storage cupboard, radiator, tile-effect flooring, built-in airing cupboard housing the hot water cylinder with slatted shelves above.



BEDROOM ONE:

Double glazed windows, radiator, wood-effect flooring, dressing area with double glazed patio doors leading to the rear garden and overlooking the field and woodland beyond, built-in wardrobe/cupboard with mirror fronted sliding doors, further radiator.

EN-SUITE SHOWER ROOM:

Double glazed window, shower cubicle with the mosaic shower, WC, pedestal wash basin with tiled splashback, heated towel rail, part-tiled walls.

BEDROOM TWO:

Double glazed window, radiator, wood-effect flooring.

BEDROOM THREE:

Double glazed window overlooking the garden, field and woodland beyond, radiator, wood-effect flooring.

BEDROOM FOUR:

Double glazed window, wood-effect flooring, radiator.

STAIRS:

Leading up from reception hall to the first floor landing, double glazed window, tile-effect flooring, access to the loft, built-in storage cupboard.

CLOAKROOM:

Window, WC, wash basin with tiled splashback, radiator.

SITTING ROOM:

Double glazed windows, radiator, wood-effect flooring, feature fire surround. Archway leading into:

DINING ROOM:

Radiator, double glazed sliding patio doors leading to a roof terrace / balcony with wrought iron balustrades overlooking the garden and field/woodland beyond.

KITCHEN:

Range of white wood-effect fronted matching wall and base cupboards, granite-effect work tops with twin inset stainless steel sinks, built-in double oven, space for dishwasher, washing machine and upright fridge freezer, radiator, dual aspect with double glazed windows.



EXTERNALLY:

A drive way leads to the single garage with up and over door, personal door to the rear and wall mounted gas fired boiler. The rear garden is mainly laid to lawn with a paved patio area, shrubs and trees backing onto fields and woodland.

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.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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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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Ground Floor



First Floor

House Approx. Gross Internal Area
1266 sq. ft / 117.6 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1417 sq. ft / 131.6 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		