



WOODS & PILCHER
FOR SALE
01452 850011

STATION APPROACH

RAILWAY COTTAGES, STATION APPROACH
HEATHFIELD - £435,000

 WOOD & PILCHER
Sales, Lettings, Land & New Homes

4 Railway Cottages,

Station Approach,
Heathfield, TN21 8LH

**Enclosed Porch - Entrance Hall - Sitting Room - Kitchen -
Utility Room - Conservatory - Cloakroom - Bedroom Four /
Home Office - First Floor Landing - Family Bathroom -
Three further Bedrooms - Large mature garden with gated
side access and timber storage shed.**

An attractive and spacious 3/4 bedroom Victorian semi-detached house conveniently situated in the heart of Heathfield just a stones throw from local shops and facilities and the popular 'Cuckoo Trail'. The accommodation features three good size bedrooms on the first floor along with a spacious family bathroom, a ground floor fourth bedroom or study, large lounge with feature fireplace and wood burning stove, modern kitchen, utility and conservatory / dining room. The property enjoys a large south east facing rear garden with mature trees, pond and a number of lawned areas.

ENCLOSED PORCH:

Double glazed front door and side window.

ENTRANCE HALL:

Wood-effect flooring, wooden part-glazed front door.

SITTING ROOM:

A spacious dual aspect room with feature fireplace with wooden surround, hearth and wood burning stove, double glazed windows and double glazed French doors leading to and overlooking the rear garden, wood-effect flooring.

KITCHEN:

Range of cream fronted matching wall and base units, slate-effect worktops with inset four burner gas hob with oven under and filter hood above, inset stainless steel sink, built in dishwasher, space for upright fridge-freezer.



UTILITY ROOM:

Cream fronted wall cupboards over laminate worktop with space under for washing machine, wood-effect flooring.

CONSERVATORY/DINING ROOM:

Double glazed windows, French doors to the garden and double glazed roof, radiator, wood-effect flooring.

CLOAKROOM:

WC, wash basin with tiled splashback, double glazed window, wood-effect flooring.

BEDROOM FOUR/HOME OFFICE:

Dual aspect room with double glazed windows, radiator, feature fireplace with cast iron surround.

STAIRS:

Leading to the first floor landing, double glazed window, radiator.

FAMILY BATHROOM:

Panel enclosed bath with glass shower screen and thermostatic shower over, WC with concealed cistern, vanity unit with inset wash basin and cupboards under and matching wall cupboards, extractor fan, airing cupboard with slatted shelves, double glazed window overlooking the garden and with far reaching views across the townscape, heated chrome towel rail, part-tiled walls, access to the loft.

BEDROOM ONE:

Dual aspect with double glazed windows to the front and overlooking the rear garden, access to the loft, radiator.

BEDROOM TWO:

Dual aspect with double glazed windows, radiator, built-in double cupboard with fitted shelving, feature fireplace.

BEDROOM THREE:

Double glazed windows overlooking the rear garden, radiator, built-in wardrobe/cupboard.

EXTERNALLY:

The front garden features a shingled area and lawn with shrub borders. To the rear is a large garden with mature shrubs and trees, pond, gated side access, shingle pathways leading to various lawned areas and timber storage shed.



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



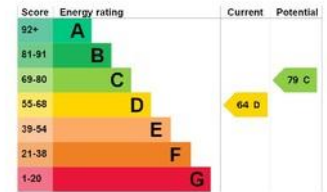
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Approx. Gross Internal Area 1341 sq. ft / 124.6 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.