



SHINGLE COTTAGE, NORTH STREET
PUNNETTS TOWN, HEATHFIELD - £350,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

Shingle Cottage

5 North Street, Punnetts Town,
Heathfield, TN21 9DT

**Enclosed Porch - Lounge/Diner With Wood Burning Stove -
Country Style Kitchen - Inner Lobby - Shower/Utility Room
- Study - Stairs To The First Floor Landing - Three
Bedrooms - First Floor Cloakroom - Gardens To The Front,
Rear & Side - Off Street parking For One Vehicle**

An attractive three bedroom, semi-detached cottage dating back we believe to circa 1800s and situated in the popular village of Punnetts Town. The accommodation features a wealth of exposed beams, feature fireplace with wood burning stove, good size lounge/diner, downstairs shower room/utility room and study. There are low maintenance gardens to the front, rear and side and off-street parking to the front for one vehicle.

ENCLOSED PORCH:

Wooden front door, side window, wood-effect flooring, meter cupboard.

LOUNGE/DINER:

Dual aspect windows to the front and side, beamed ceiling, feature fireplace with wood burning stove, wood-effect flooring, radiators. Stairs with recess and cupboard under.

KITCHEN:

Wooden fitted wall cupboards with glazed doors, solid wooden worktops with inset 1.5 bowl ceramic sink with cupboards under, brick floor, window overlooking the garden, beamed ceiling.



LOBBY:

Tiled floor and stable door to the garden. Cupboard housing the 'LPG' boiler.

SHOWER ROOM/UTILITY ROOM:

Large shower cubicle with thermostatic shower, wash basin with drawers under, WC, tiled floor and part-tiled walls, radiator, Velux window to ceiling, space for washing machine and tumble drier.

STUDY:

Window, radiator.

STAIRS TO THE FIRST FLOOR LANDING:

Radiator, access to the loft.

BEDROOM ONE:

Double glazed window, feature fire surround, radiator.

BEDROOM TWO:

Double glazed window, radiator, built-in cupboard.

BEDROOM THREE:

Double glazed window, radiator, exposed beams.

FIRST FLOOR CLOAKROOM:

WC, washbasin.

EXTERNALLY:

A driveway to the front provides off-street parking for one vehicle. There are low maintenance gardens to the front, rear and side with lawn, shrub borders, wooden shed, timber decking and summer house.



SITUATION:

The property is most pleasantly situated within this favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides a 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 Etchingham and Stonegate are approximately 9 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 Hastings and Eastbourne being reached within approximately 30 and 45 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F	36 F	
1-20	G		



Approx. Gross Internal Area 958 ft² ... 89.0 m² (excluding summer house)

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.