



MAYVIEW CLOSE  
BROAD OAK, HEATHFIELD - £395,000



# 4 Mayview Close

Broad Oak, Heathfield, TN21 8SL

**Entrance Hall - Large Sitting/Dining Room - Contemporary Kitchen - Two Bedrooms - Modern Shower Room - Good Size Rear Garden - Single Garage - Off-road Parking - Panoramic Views Of Surrounding Countryside**

A well-appointed and much improved two bedroom detached bungalow situated in this cul-de-sac position and affording panoramic views from the garden to distant countryside. The property enjoys a modern kitchen with integrated appliances and a shower room, as well as a recently fitted (2022) gas fired central heating boiler. A large sitting/dining room gives access to a paved rear terrace and there is off-road parking and access behind a gate to a garage. **VIEWING RECOMMENDED.**

## **RECESSED PORCH:**

With front door leading into:

## **ENTRANCE HALL:**

Hexagonal part-tiled floor. Access to loft space with pull-down ladder. Radiator. Range of doors to:

## **SITTING/DINING ROOM:**

Double glazed window to rear and side and patio doors to rear terrace. Feature inset former fireplace. Radiator.



**KITCHEN:**

A modern well fitted two-tone kitchen with a range of integrated appliances including fridge/freezer, additional below counter freezer, dishwasher and washing machine. Range of cupboard and drawer units with marble-effect work surfaces over incorporating sink and drainer. Fitted four-ring induction hob with contemporary extractor hood over. Integrated double oven/grill. Double glazed window and door giving external side access.

**BEDROOM ONE:**

Double glazed window to front. Radiator.

**BEDROOM TWO:**

Double glazed window to front. Fitted wardrobe cupboards. Radiator.

**SHOWER ROOM:**

Recently fitted contemporary shower room with white suite and chrome-effect fittings comprising low-level WC, circular wash basin with vanity storage below and large walk-in shower cubicle being tiled around. Ceramic hexagonal tiled flooring. Obscure twin double glazed windows to the side. Heated towel rail.

**OUTSIDE:**

To the FRONT of the property is an open plan area of lawn with a driveway providing off-road parking and giving access via a fence with latch gate to a useful side area which in turn gives access to a single garage with up-and-over door and personal door to side. The REAR GARDEN is a good size, extending to the rear of the garage with a large paved flagstone seating terraces, covered trelliswork, areas of lawn, flower and shrub borders, and enjoying stunning panoramic views to the north over countryside towards Mayfield. Garden shed.



**SITUATION:**

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 2 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively.)

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

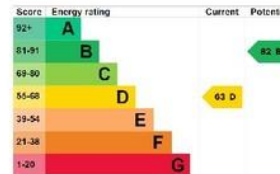
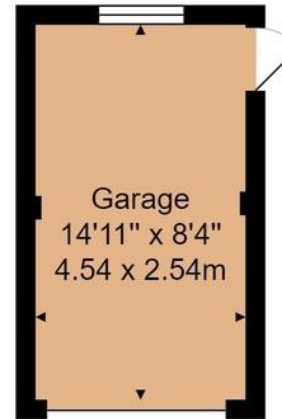
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27 High Street, Heathfield,  
East Sussex, TN21 8JR  
Tel: 01435 862211

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE  
[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Bungalow Approx. Gross Internal Area 695 sq. ft / 64.5 sq. m  
Garage Approx. Internal Area 124 sq. ft / 11.5 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.