



STONEGATE WAY  
HEATHFIELD - £325,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 20 Stonegate Way

Heathfield, East Sussex TN21 8NQ

**Entrance Hall - Sitting Room - Kitchen/Diner - Downstairs Cloakroom - First Floor Landing - Three Bedrooms - Family Bathroom - En-suite Shower Room - Attractive Garden Backing Onto Fields With Far Reaching Views - Allocated Parking Space**

An attractive half-tile hung, three bedroom semi-detached house built in approximately 1990 and situated on a very small development backing onto fields with fantastic far-reaching views. The property is conveniently situated just a short walk from Heathfield Town Centre and features a kitchen/diner, sitting room overlooking the garden and fields beyond, family bathroom plus en-suite shower room, allocated parking and solar panels for the hot water.

## **ENTRANCE HALL:**

Part-glazed front door. Coved ceiling. Built-in storage cupboard.

## **CLOAKROOM:**

Double glazed window. WC with concealed cistern, corner wash basin with tiled splash back. Radiator.

## **SITTING ROOM:**

Double glazed windows and double glazed French doors leading to the garden and enjoying views across the fields and valley towards Mayfield. Radiators.



**KITCHEN/DINER:**

Double glazed windows & coved ceiling. Inset spotlights. Range of cream-fronted matching wall and base cupboards, granite worktops and inset double bowl sink. Woodblock worktop with inset electric hob with oven under and filter hood above. Integrated dishwasher, space for washing machine and upright fridge/freezer. Tiled floor. Radiator.

**FIRST FLOOR LANDING:**

Coved ceiling. Access to the loft. Built-in airing cupboard housing hot water cylinder with slatted shelves above. Doors to:

**BEDROOM ONE:**

Double glazed windows overlooking the rear garden and field beyond. Radiator, coved ceiling.

**EN-SUITE SHOWER ROOM:**

Double glazed window. Shower cubicle with thermostatic shower, glass shower screen & heated chrome towel rail.

**BEDROOM TWO:**

Double glazed window to the front. Radiator, coved ceiling.

**BEDROOM THREE:**

Double glazed window. Radiator, coved ceiling.

**FAMILY BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps and hand-held shower attachment, WC, pedestal wash basin & part-tiled walls. Radiator.

**OUTSIDE:**

The REAR garden is mainly laid to lawn with paved patio area, flower and shrub borders and backing onto fields with views across the valley towards Mayfield. There is also side access and 2 storage sheds. To the FRONT are further useful areas and **an allocated parking space**.



### 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 an approximately 45 and 35 minutes drive respectively.

### VIEWING:

By appointment with Wood & Pilcher 01435 862211

### TENURE:

Freehold

### COUNCIL TAX BAND:

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### AGENTS NOTE 1:

We understand there is a service charge for the upkeep of the road and communal areas, which is currently £30 per month.

### AGENTS NOTE 2:

We understand there are Tree Preservation Orders on trees in the rear garden.

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



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

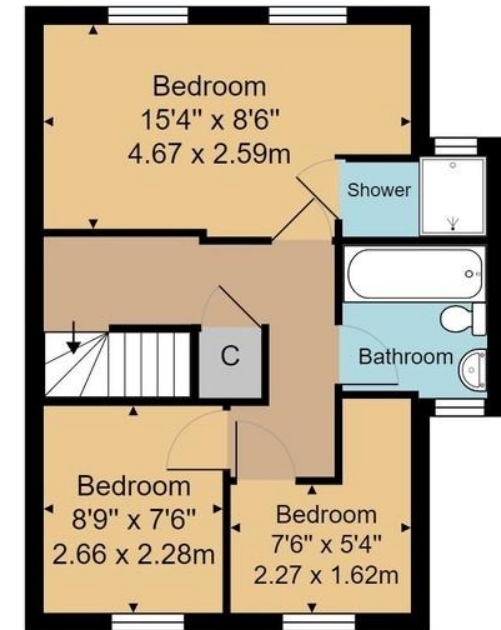
Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area 803 ft<sup>2</sup> ... 74.6 m<sup>2</sup>

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.