



WALDRON THORNS
HEATHFIELD - OFFERS IN EXCESS OF £300,000



48 Waldron Thorns

Heathfield, East Sussex TN21 0AD

Entrance Hall - Sitting Room - Spacious Kitchen - Large Conservatory - Lean To Utility/Boot Room - Cloakroom - First Floor Landing - Two Double Bedrooms - Bathroom - Garden - Driveway

A two double bedroom semi-detached house with substantial DRIVEWAY to the front providing off-street parking for a number of vehicles. GARDEN to the rear with large timber workshop/studio. Spacious kitchen and large conservatory. Conveniently situated just a short distance from Heathfield Town Centre.

ENTRANCE HALL:

Double glazed window. Coved ceiling. Radiator.

SITTING ROOM:

Leaded-light double glazed windows in bay. Ornate cornicing. Feature fire surround with inset gas fire. Radiator.

KITCHEN:

Range of wood fronted matching wall and base cupboards. Granite worktops with inset 1.5 bowl stainless steel sink. Inset electric hob with oven under and Neff filter hood above. Space for dishwasher and upright fridge/freezer. Cornicing. Walk-in larder cupboard. Radiator. Double glazed window and door leading to:

CONSERVATORY:

A large space with tiled flooring, double glazed windows and French doors leading to the garden. Double glazed roof with fitted blinds. Radiator.



LEAN TO UTILITY/BOOT ROOM:

Tiled floor. Double ceramic sink. Space for washing machine and tumble drier. Built-in storage cupboard. Double glazed leading to the front and rear gardens. Radiator.

CLOAKROOM:

Double glazed window. WC. Washbasin. Part-panelled walls. Inset spotlights.

FIRST FLOOR LANDING:

Double glazed window. Coved ceiling. Access to the loft. Built-in storage cupboard.

BEDROOM ONE:

Leaded-light double glazed windows. Range of fitted cupboards with drawers and window seat. Inset spotlights. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Coved ceiling. Built-in wardrobe. Radiator.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with shower over. WC. Pedestal wash basin. Tiled walls.

OUTSIDE:

The property is approached via its own driveway providing parking for a number of vehicles and with a small lawned area. The rear garden features a paved patio area, lawn and a substantial timber workshop with power and light.



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:

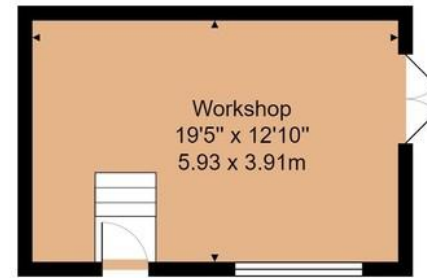
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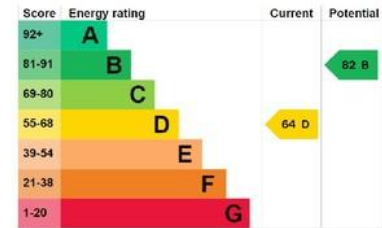


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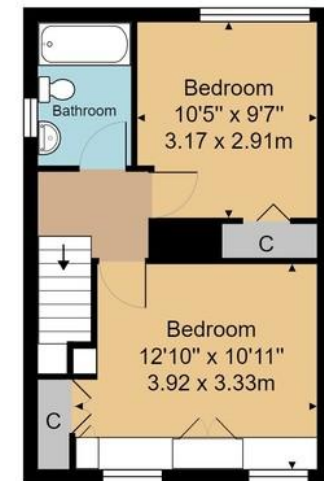
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Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 1102 sq. ft / 102.4 sq. m
Outbuilding Approx. Internal Area 249 sq. ft / 23.2 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.