



LYTHAM, TILSMORE ROAD
HEATHFIELD – GUIDE PRICE £1,000,000 - £1,100,000



Lytham

Tilsmore Road, Heathfield, East Sussex, TN21 0XU

**Attractive Covered Front Porch - Entrance Hall -
Cloakroom - Sitting Room - Drawing Room - Superb
Kitchen/Dining/Family Room with Pantry & Utility Room -
Master Bedroom Suite with Dressing Area & En-Suite
Shower Room - 2 Further Bedrooms - Family Bathroom - 2
Second Floor Bedrooms each with En-Suite Facilities -
Garage with Rear Store & Office Over - Large Driveway -
Attractive Rear Garden with Useful Bar/Outbuilding**

A stunning, detached Edwardian 5-double bedroom, 4-bathroom, family home offering over 3000sq ft of accommodation, sympathetically restored and improved with attention to detail visible throughout. The property sits in a private plot in a sought-after residential road, only a short stroll from local amenities. Character period features; double glazed timber sash windows, high ceilings, generously proportioned rooms, picture rails, fireplaces, solid parquet woodblock flooring and beautiful stained glass front door. Modern benefits include superb spacious open plan kitchen/dining family room with bi-fold doors to an attractive rear garden (with bar/outbuilding), 4 modern shower/bath facilities including a master suite with dressing area and en-suite shower room. Also of note is a useful TV/office room over the large single garage and extensive off-road parking. Viewing essential to appreciate all this stunning family home has to offer.

COVERED ENTRANCE PORCH:

With ornate timber carving. Attractive front door with inset stained glass panels into:

ENTRANCE HALL:

Wood block flooring. Stairs to first floor with storage below. Cast iron antique style radiator. Original stained-glass window, range of original panelled doors to:





SITTING ROOM:

Large double glazed sash window to front. Parquet, solid woodblock flooring. Fireplace with inset grate, marble hearth and timber surround. Radiator.

DRAWING ROOM:

Large double glazed sash bay window to front. Parquet, solid woodblock flooring. Fireplace with inset grate, marble hearth and timber surround and fitted book shelving to chimney breast recesses. Radiator.

CLOAKROOM:

Sash window to side. Modern white suite with low level WC with concealed cistern and wash basin inset into vanity unit with tiled surround. Concealed gas fired central heating boiler.

STUNNING KITCHEN/DINING/FAMILY ROOM:

A spacious room forming the heart of the house. Windows include high level velux and bifold patio doors, they allow an abundance of natural light into the room. Large central island with breakfast bar and 6 burner gas hob and ample storage. A range of white Corian work tops with inset sink and scored drainer and range of fitted storage cupboards including space for plumbed American style fridge/freezer and integrated stainless steel brush fronted ovens. Recess for TV and storage below. Fitted, large wood burning stove with further storage aside. Karndean flooring, recessed down lighters and 2 large contemporary floor to ceiling radiators. Walk in PANTRY with shelving, separate UTILITY ROOM with sink and drainer and further space for appliances with glazed door to rear to access patio area.

FIRST FLOOR LANDING:

Polished original mahogany timber handrail and turned balustrade rises to the landing area with double sash window to front. Radiator.

MASTER BEDROOM SUITE:

Bay window to front. Attractive feature tiled original fireplace and hearth with fitted storage to one side. Radiator. Opens into DRESSING AREA with range of fitted shelving and hanging rails and further feature fireplace and hearth. Downlighting. Opening into:

EN-SUITE SHOWER ROOM:

Large window to rear. Contemporary white suite with chrome effect fittings comprising low level WC with concealed cistern and storage, wash basin with storage below and large walk-in, remote control shower with twin headed system, all being tiled around. Recessed downlighting. Radiator.

BEDROOM 2:

Double sash window to front. Attractive feature tiled original fireplace with extensive storage either side. Timber painted flooring. Radiator.

BEDROOM 3:

Large window to rear overlooking garden. Feature original fireplace and hearth. Door to airing cupboard which houses a Megaflow cistern. Radiator.

FAMILY BATHROOM:

Large sash window to rear. Attractive contemporary white suite with chrome effect fittings comprising low level WC with concealed cistern, circular wash basin with mixer tap and storage below, panelled bath with mixer tap and additional hand held shower attachment and ladder style heated towel rail. Tiling to walls and downlighters.

SECOND FLOOR:

Staircase from landing and doors to:

BEDROOM 4:

Velux windows. Access to large loft storage space. Radiators.

EN-SUITE SHOWER ROOM:

Window to rear. Fitted with a contemporary white suite with chrome effect fittings comprising low level WC, wash basin with storage below and walk-in shower cubicle. Downlighters.

BEDROOM 5:

Velux windows. Radiator.

EN-SUITE BATHROOM:

Window to rear. Contemporary white suite with chrome effect fittings comprising low level WC, wash basin with mixer tap, free standing roll top bath with mixer tap/shower attachment. Localised tiling to walls and downlighters.



EXTERNALLY:

The property sits in a bold, largely private plot of 0.22 acres. An attractive frontage with established shrubbery provides screening, access to large gravelled DRIVEWAY. Further raised borders and sandstone paved steps lead to the front door. Twin doors give access to a large single GARAGE with external power and ELECTRIC CAR CHARGING POINT. To the rear of the garage is also a useful STORE ROOM with doors to rear which open onto a large wrapround sandstone patio. Staircase to TV ROOM/OFFICE: Velux windows. Timber flooring. Wall mounted electric heaters. Downlighters, storage cupboards and access to eaves/roof void.

Gated access either side of the property leads to the large, terraced REAR GARDEN which has been landscaped to provide various seating areas including a large paved terrace amidst areas of lawn, flower, fruit trees and shrub borders. Useful and quirky OUTBUILDING/BAR adds a further dynamic with WiFi, power and light and windows and French doors to a decked area. Outside lighting.

SITUATION:

The property is conveniently located in this sought after road, within walking access to Heathfield High Street with its range of independent shops and well known supermarkets. The area is well served with excellent schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing direct 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 40 and 25 minutes drive respectively.

TENURE:

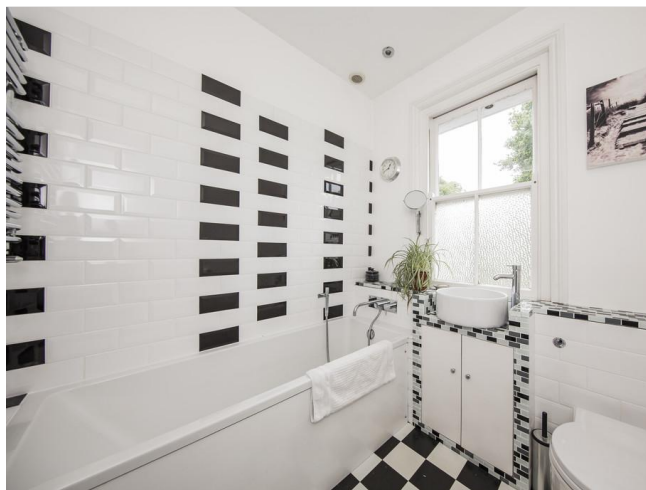
Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211





Approx. Gross Internal Area 3154 ft² ... 293.0 m² (excluding bar)

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.



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 contained. 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
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk





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