



MEADOW WAY
HEATHFIELD - £300,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

23 Meadow Way

Heathfield, East Sussex TN21 8AJ

**Kitchen/Breakfast Room - Lounge/Diner - Inner Hallway -
Two Bedrooms - Remodelled Bathroom - Attractive
Gardens To The Front & Rear - Single Garage Approached
Via A Shared Driveway - Additional Parking Area**

An attractive two bedroom semi-detached bungalow situated in a popular cul-de-sac location conveniently situated less than a mile from Heathfield Town Centre and with the popular 'Cuckoo Trail' nearby. The accommodation features a spacious lounge/diner with sliding doors opening onto a balcony, kitchen/breakfast room and remodelled shower room. There are well-maintained attractive gardens to the front and a low maintenance gardens to the rear with timber summer house and a single garage with additional parking.

KITCHEN/BREAKFAST ROOM:

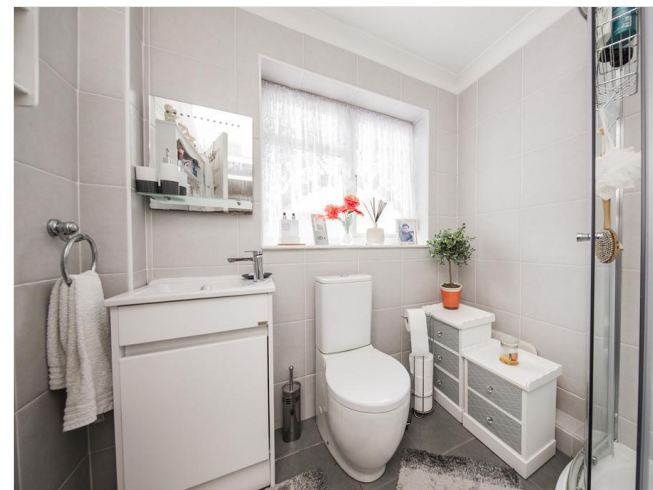
Front door into the kitchen/breakfast room with a range of wood-effect matching wall and base cupboards, laminate worktop with inset one and a half bowl stainless steel sink. Breakfast bar. Space for cooker, washing machine, slimline dishwasher and upright fridge/freezer. Double glazed windows. Radiator. Archway leading to:

LOUNGE/DINER:

Double glazed sliding patio door leading to a wooden balcony. Wood-effect flooring Coved ceiling. Radiator.

INNER HALLWAY:

Access to the loft. Built-in cupboard housing the Glow Worm gas-fired boiler.



BEDROOM ONE:

Double glazed windows overlooking the rear garden. Built-in wardrobe with mirror-fronted sliding door. Wood-effect flooring. Coved ceiling. Radiator.

BEDROOM TWO:

Double glazed window. Double glazed door leading to the rear garden. Wood-effect flooring. Coved ceiling. Radiator.

REMODELLED BATHROOM:

Corner shower cubicle with thermostatic shower. WC. Wash basin with cupboard under. Tiled floor and walls. Double glazed window. Coved ceiling. Chrome heated towel rail.

OUTSIDE:

There is a long front garden with lawn and a variety of shrubs. Garage with up-and-over door, power, light and personal door to the side approached via a shared driveway and with an additional parking area. There is a low maintenance garden to the rear, which is paved with a detached timber summer house 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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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

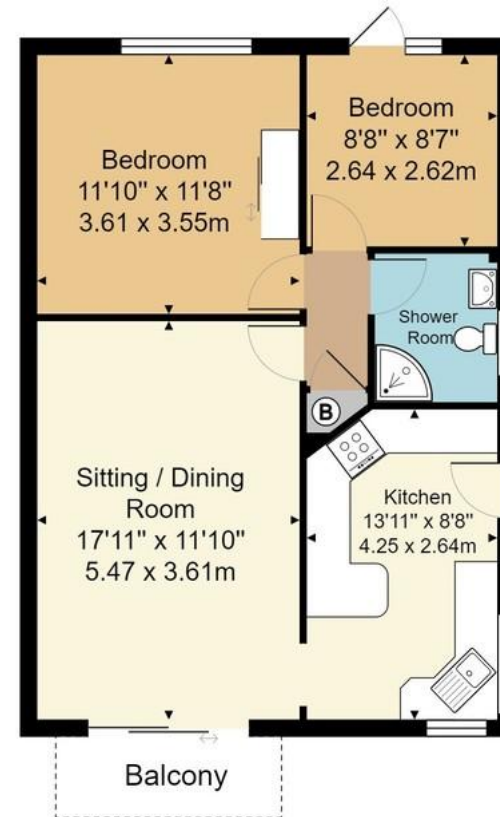
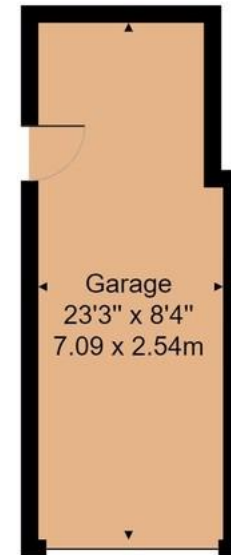
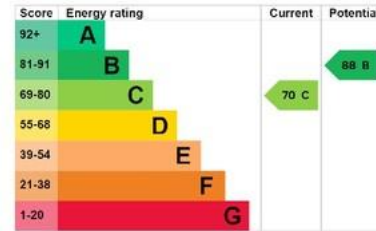
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Rights and Easements - Shared Driveway

Bungalow Approx. Gross Internal Area
621 sq. ft / 57.7 sq. m

Garage Approx. Internal Area
188 sq. ft / 17.4 sq. m



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



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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.