



DOWNSVIEW
HEATHFIELD - £385,000



33 Downsview

Heathfield, TN21 8PF

**Reception Hall - Two Double Bedrooms - Bathroom -
Sitting Room - Kitchen - Lean-To - Secluded Rear Garden -
Garage - Own Driveway**

A bright and well proportioned two double bedroom detached bungalow situated in a popular road about 0.25 mile from Heathfield town centre. The accommodation features a good sized sitting room with picture window overlooking the well maintained garden, kitchen and garage with electric up and over door. NO ONWARD CHAIN.

ENCLOSED PORCH:

Wood effect flooring, uPVC front door with double glazed side windows.

RECEPTION HALL:

Radiator with fitted shelf above, fitted shelving unit with cupboards above, built-in airing cupboard housing the hot water cylinder with slatted shelves above. Access to loft with pull down ladder.

SITTING ROOM:

Large double glazed picture window overlooking the rear garden, radiator, coved ceiling. Fire surround with electric fire.

LEAN-TO:

Double glazed window and double glazed door, radiator.



KITCHEN:

Range of gloss white fronted matching wall and base cupboards. Worktop with inset one and a half bowl sink. Inset four burner gas hob with filter hood above and built-in electric oven. Built-in fridge/freezer. Wall mounted 'Worcester' gas fired boiler. Space for washing machine, radiator. Double glazed window overlooking the rear garden.

SIDE LOBBY:

Double glazed windows and double glazed doors to the front and rear.

BEDROOM 1:

Double glazed window, radiator. Fitted double wardrobe.

BEDROOM 2:

Double glazed window, radiator. Built-in wardrobe with sliding doors.

BATHROOM:

White suite comprising panel enclosed bath, pedestal wash basin, WC. Tiled floor and walls, radiator. Double glazed window.

OUTSIDE FRONT:

The property is approached via its own driveway leading to a single garage with electric up and over door.

OUTSIDE REAR:

There is a secluded rear garden with paved patio area, lawn, shrub borders and backing onto the recreation ground.

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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

ADDITIONAL INFORMATION:

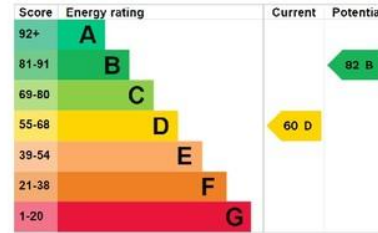
Broadband Coverage search Ofcom checker

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 Central Heating



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



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Bungalow Approx. Gross Internal Area 841 sq. ft / 78.2 sq. m
Approx. Gross Internal Area (Incl. Garage) 999 sq. ft / 92.8 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.