



SWAINES WAY  
HEATHFIELD - £340,000



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

# 3 Swaines Way

Heathfield, TN21 0AL

**Enclosed Porch - Entrance Hall - Sitting Room - Kitchen -  
Conservatory - Two Bedrooms - Shower Room - Secluded  
garden To The Rear - Single Garage & Driveway**

An attractive two-bedroom detached bungalow situated in a popular cul-de-sac just a short walk from the popular 'Cuckoo Trail' and less than a mile from Heathfield Town Centre. The accommodation features a fitted kitchen, conservatory, spacious sitting room and a well-maintained secluded garden to the rear. There is a single garage with an electric up-and-over door which provides parking with a driveway to the front. NO ONWARD CHAIN.

## **ENTRANCE PORCH:**

Half-double glazed front door. Double glazed windows to the side. Tile-effect flooring.

## **ENTRANCE HALL:**

uPVC double glazed front door. Double glazed window. Coved ceiling. Airing cupboard with slatted shelving. Further cupboard housing the hot water cylinder. Radiator.

## **SITTING ROOM:**

Dual aspect with double glazed windows overlooking the front garden. Fire surround and hearth. Coved ceiling. Radiators.

## **KITCHEN:**

Double glazed windows to the rear and side. Range of cream fronted matching wall and base cupboards. Laminate worktop with inset double drainer stainless steel sink. Space for cooker, washing machine and upright fridge/freezer. Wall-mounted gas-fired boiler. Double glazed door to:



**CONSERVATORY:**

Double glazed windows and French doors leading to the garden and ramped down to terrace.

**BEDROOM ONE:**

A large dual aspect double bedroom with double glazed windows to the front and rear. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**SHOWER ROOM:**

Double glazed window. Part-tiled walls. Thermostatic shower. WC with concealed cistern. Wash basin with cupboards under. Part-tiled walls. Extractor fan. Radiator.

**OUTSIDE:**

There is a small lawned garden to the front with shrub borders and driveway leading to a single garage with electric up-and-over door and personal door to the rear. The rear garden is secluded and features a paved patio area, lawn, mature shrub borders and hedging, timber shed and summer house. Gated side access. Outside water tap.

**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:

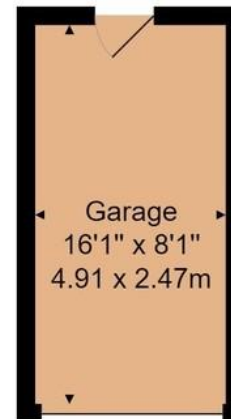
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



Bungalow Approx. Gross Internal Area  
812 sq. ft / 75.5 sq. m

Garage Approx. Internal Area  
130 sq. ft / 12.1 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 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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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.