



PAGES CLOSE  
HEATHFIELD - £500,000



**WOOD &  
PILCHER**  
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# 4 Pages Close

Heathfield, TN21 0UZ

**Entrance Hall - Downstairs Cloakroom - Interlinking Sitting Room & Dining Room - Double Glazed Conservatory - Remodelled Kitchen/Breakfast Room - Utility Room - First Floor Landing - Four Bedrooms - Remodelled Shower Room - Landscaped Rear Garden - Driveway Providing Off-Street Parking - Storage Shed With Up-and-Over Door**

A well-presented four bedroom detached family home situated in a popular cul-de-sac within half a mile of Heathfield Town Centre. The accommodation features a modern fitted kitchen/breakfast room, remodelled shower room and two interlinking reception rooms leading to a well proportioned double glazed conservatory. The rear garden is low-maintenance and has been landscaped and there is a driveway to the front providing off-street parking.

#### **ENTRANCE HALL:**

Double glazed front door and side windows, Built-in cloaks cupboard. Under stairs storage cupboard. Coved ceiling. Radiator with decorative cover.

#### **CLOAKROOM:**

Double glazed window. WC. Wash basin and tiled splashback. Tiled floor.

#### **SITTING ROOM:**

Double glazed oriel bay window. Feature fire surround with electric fire. Coved ceiling. Radiator. Opening to:

#### **DINING ROOM:**

Coved ceiling. Radiator. Double glazed French doors leading to:

#### **CONSERVATORY:**

Double glazed windows and roof with fitted blinds. Double glazed French doors leading to the garden. Wall-mounted electric heater. Tiled floor.



**KITCHEN/BREAKFAST ROOM:**

A modern fitted kitchen with grey gloss fronted matching wall and base cupboards. Slate-effect worktop with inset sink. Breakfast bar. Space for range-style cooker with Neff filter hood above. Integrated dishwasher. Space for American-style fridge/freezer. Part-tiled walls. Inset spotlights. Double glazed window and double glazed door leading to the garden. Open plan to:

**UTILITY ROOM:**

Matching grey gloss-fronted wall and base cupboards. Slate-effect worktops. Integrated freezer. Space for washing machine and tumble drier. Inset spotlights. Double glazed windows. Door to:

**STORAGE SHED:**

Up-and-over door, power and light.

Stairs leading to:

**FIRST FLOOR LANDING:**

Double glazed window. Airing cupboard housing hot water cylinder with slatted shelves above. Coved ceiling. Access to the loft.

**BEDROOM ONE:**

Double glazed window. Built-in wardrobe with sliding mirror-fronted doors. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window. Fitted wardrobe with mirror-fronted sliding doors. Coved ceiling. Radiator.

**BEDROOM THREE:**

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

**BEDROOM FOUR:**

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

**SHOWER ROOM:**

Double glazed window. Large shower cubicle with thermostatic shower featuring a hand-held shower and drencher head. Vanity unit with inset wash basin and cupboards under. WC with concealed cistern. Chrome heated towel rail. Part-tiled walls. Inset spotlights. Extractor fan.

**OUTSIDE:**

The property has its own driveway to the front providing off-street parking. There is a landscaped garden to the rear with multi-level paved patio areas, lawn, raised shrub beds and a pond. Outside tap. Gated side entrance.



#### 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:

E

#### 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

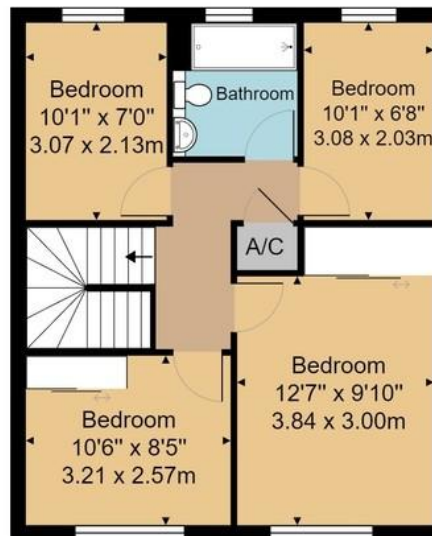
Heating - Gas-fired

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

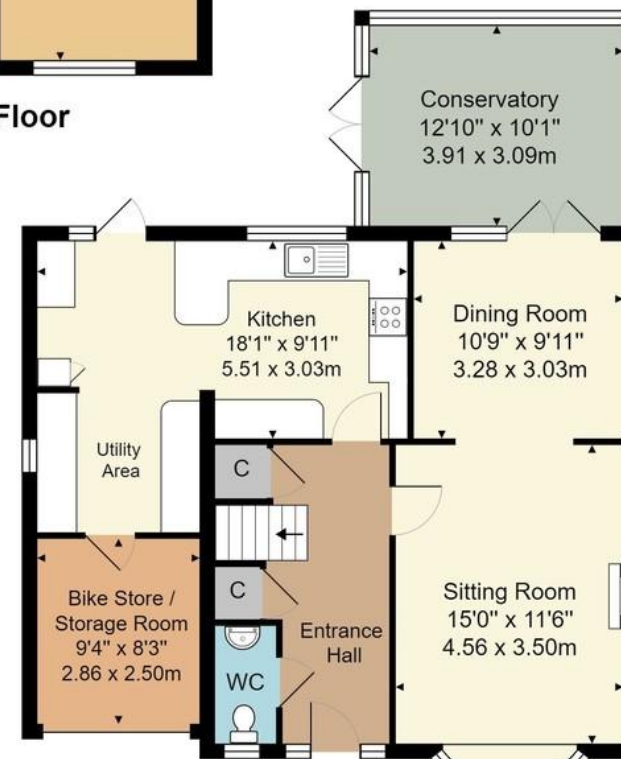


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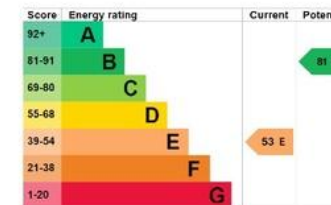
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First Floor



Ground Floor



Approx. Gross Internal Area 1421 ft<sup>2</sup> ... 132.0 m<sup>2</sup>

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.