



WINDMILL PLACE
CROSS IN HAND, HEATHFIELD £550,000



WOOD &
PILCHER

Sales, Lettings, Land & New Homes

14 Windmill Place

Cross In Hand, Heathfield, TN21 0FS

Entrance Hall - Downstairs Cloakroom - Study/Family Room - Sitting Room With Wood Burning Stove - Modern Open Plan Kitchen/Diner - Utility Room - 4 Double Bedrooms - Family Bathroom Plus 2 En-Suite Shower Rooms - Low Maintenance Garden - Generously Sized Single Garage with 2 Side By Side Parking Spaces.

A beautifully appointed detached family home built by Whitehall Homes in 2019. Situated on this highly desirable small development, the property features 4 double bedrooms (2 with en-suite shower rooms) a spacious sitting room with feature fire place and wood burning stove opening into a bright and modern kitchen/diner with central island, a utility room and low maintenance garden. There is a generously sized single garage with power and light and 2 side by side parking spaces. The property is situated approximately 5.4 miles from Buxted Railway Station.

ENTRANCE HALL:

Gloss tiled flooring. Radiator. Cornicing. Inset spotlights. Under stairs storage cupboard. Built in cloaks cupboard.

DOWNSTAIRS CLOAKROOM:

WC with concealed cistern. Wash basin with cupboard under and tiled splashback. Extractor fan. Inset spotlights. Gloss tiled floor. Radiator.

STUDY/FAMILY ROOM:

Dual aspect with double glazed windows. Cornicing. Inset spotlights. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows to the front and double glazed French doors opening out to the garden. Feature fire place with wood burning stove. Cornicing. Inset spotlights. Radiators.

KITCHEN/DINER:

Range of white gloss fronted matching wall and base cupboards. Quartz worktop with inset one and a half bowl stainless steel sink. Inset 4 burner gas hob with extractor fan above and double oven under. Integrated dishwasher and wine cooler. Space for American style fridge freezer. Island with Quartz worktop. Inset spotlights. Double glazed French doors with side windows fitted with inset blinds.



UTILITY ROOM:

Double glazed window. Matching white gloss fronted wall and base cupboards. Quartz worktop with inset stainless steel sink. Space for washing machine and tumble dryer. Cupboard housing the gas fired boiler. Inset spotlights. Gloss tiled floor. Radiator.

FIRST FLOOR LANDING:

Double glazed windows. Large built in airing cupboard housing the pressurised hot water cylinder with slatted shelves above. Inset spotlights. Radiator.

BEDROOM ONE:

Double glazed windows overlooking the rear garden. Part panel effect wall. Mirror fronted double wardrobe. Inset spotlights. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed window. Cora shower cubicle with thermostatic shower with drencher head and hand held shower. Pedestal wash basin with tiled splashback. WC with concealed cistern. Chrome heated towel rail. Tiled flooring.

BEDROOM THREE:

Double glazed window. Radiator.

BEDROOM FOUR:

Double glazed French doors with Juliette balcony. Radiator.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with thermostatic shower over and glass shower screen. WC with concealed cistern. Wash basin with cupboard under. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan.

OUTSIDE:

The garden is laid for low-maintenance use with patio area and Astro turf, outside power points and gated access to a single detached garage with up-and-over door, power and light. Two additional parking spaces.

SITUATION:

The property is situated within the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East 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 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. 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 30 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 (delete as appropriate)

Heating - Gas-fired

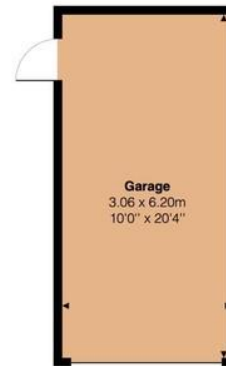
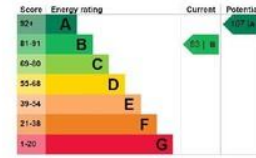
Service Charge - Paid annually for the upkeep of communal areas (Most recent charge £360 per annum paid in two equal instalments of £180).

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

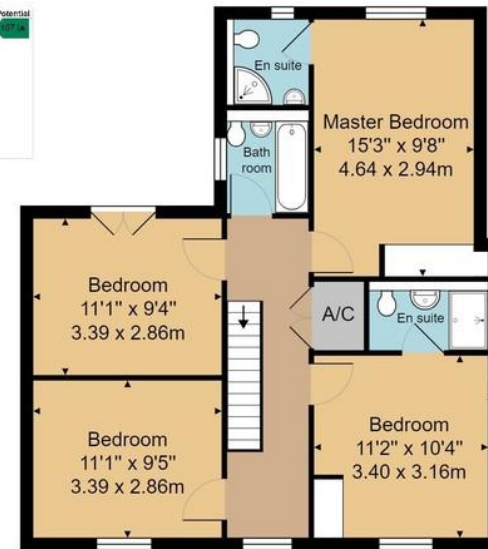


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Garage
Approx 204 sq. ft / 19 sq. m
(Not Shown In Correct
Location / Orientation)



First Floor



Ground Floor

Approx. Gross Internal Area 1528 sq. ft / 141.9 sq. m (Excluding Garage)

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.