



WHITECHAPEL ROW
THREE CUPS, HEATHFIELD - £275,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

1 Whitechapel Row,

Three Cups, Heathfield, TN21 9LR

Storm Porch - Sitting Room With Open Fire - Spacious Kitchen - Downstairs Shower Room - Landing - Two Bedrooms - Small Brick Set Area To The Front Of The Property

A two bedroom end-of-terrace cottage situated in the Hamlet of Three Cups, Heathfield and offered to the market with NO ONWARD CHAIN. The accommodation features a spacious sitting room with open fireplace and generous kitchen and enjoys views over fields and countryside from the first floor. There is no parking or garden with the property.

STORM PORCH:

uPVC front door leading to:

SITTING ROOM:

Double glazed window to the front. Wooden flooring. Feature fireplace with open fire, wooden surround and stone hearth. Understairs storage cupboard. Radiator.

KITCHEN:

Double glazed window to the side and part double glazed door. Range of cream fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Inset gas hob (LPG) with filter hood above and oven under. Inset spotlights. Coved ceiling. Wall mounted LPG Baxi boiler installed in 2023. Tiled floor. Radiator.

SHOWER ROOM:

White suite comprising WC, pedestal wash basin, shower cubicle with thermostatic shower. Coved ceiling. Inset spotlights. Extractor fan. Tiled floor.



Stairs leading to:

FIRST FLOOR LANDING:

Double glazed window overlooking fields.

BEDROOM ONE:

A good size double bedroom with double glazed window to the front. Radiator.

BEDROOM TWO:

Double glazed window with views across fields and surrounding countryside. Radiator.

OUTSIDE:

There is a small brick laid area to the front and pathway around the side of the property.

NOTE: there are no gardens or parking with the property.

SITUATION:

The property is most pleasantly situated just a short distance from the popular village of Punnetts Town which enjoys a well-regarded Primary School with the market town of Heathfield being reached within ten minutes' drive. In general, the market town of Heathfield provides a 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 Etchingham and Stonegate are approximately 9 miles distance, 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 distance with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 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, Electricity

Heating & Cooking - LPG

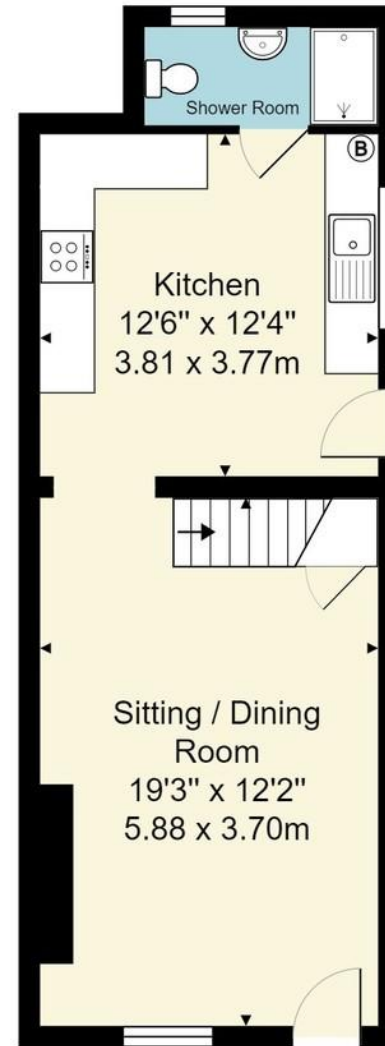
Private Drainage - Septic Tank ((shared with neighbour and located in neighbour's garden)

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

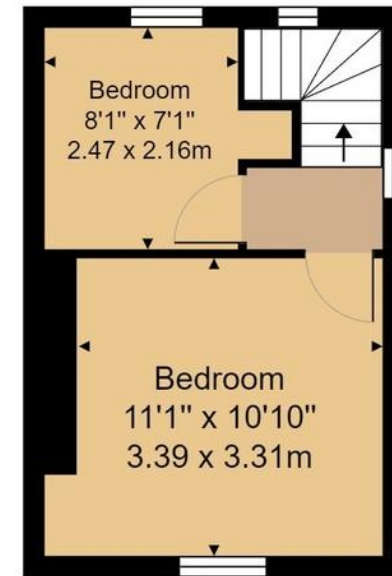


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Ground Floor



First Floor

Approx. Gross Internal Area 675 ft² ... 62.7 m²

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.