



FRENCHES FARM DRIVE  
HEATHFIELD - £345,000





# 49 Frenches Farm Drive

Heathfield, TN21 8BQ

**Entrance Hall - Remodelled Cloakroom - Sitting Room -  
Remodelled Kitchen/Diner - First Floor Landing - Three  
Bedrooms - Bathroom - Rear Garden -  
Garage With Driveway To The Front**

Three bedroom end of terrace house situated in this popular cul-de-sac on the periphery of the market town of Heathfield. The property features a recently remodelled kitchen/diner and downstairs cloakroom, bright sitting room, secure rear garden and garage with driveway to the front providing additional parking. The nearby 'Cuckoo Trail' is ideal for walks and cycling and provides easy access by foot to Heathfield Town Centre.

## **ENTRANCE HALL:**

Wood-effect flooring.

## **REMODELLED CLOAKROOM:**

Double glazed window. Wash basin with cupboard under. WC. Wood-effect flooring.

## **REMODELLED KITCHEN/DINER:**

Double glazed window and double glazed French doors leading to the garden. Matching grey-fronted wall and base cupboards with quartz worktop and inset stainless steel sink, inset Zanussi induction hob with filter hood above, built-in double oven plus integrated dishwasher, fridge/freezer and wine cooler. Wood-effect flooring. Radiator.

## **SITTING ROOM:**

A spacious room with double glazed windows in a bay with fitted plantation blinds. Radiator.





Stairs leading to:

**FIRST FLOOR LANDING:**

Built-in cupboard. Access to the loft.

**BEDROOM ONE:**

Double glazed windows. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Radiator.

**BEDROOM THREE:**

Double glazed window overlooking the rear garden. Radiator.

**BATHROOM:**

Obscure double glazed window to side. Fitted with a contemporary white suite with chrome effect fittings comprising low level WC with concealed cistern and wash basin with cupboard below. Panelled bath with mixer tap and shower unit over with additional handheld attachment. Heated ladder style chrome effect towel rail.

**OUTSIDE:**

The garden is laid to lawn with a paved patio area and side gate. There is a single garage with up-and-over door, power and light and personal door providing access from the garden with own driveway to the front providing additional parking.

**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

**AGENTS NOTE:**

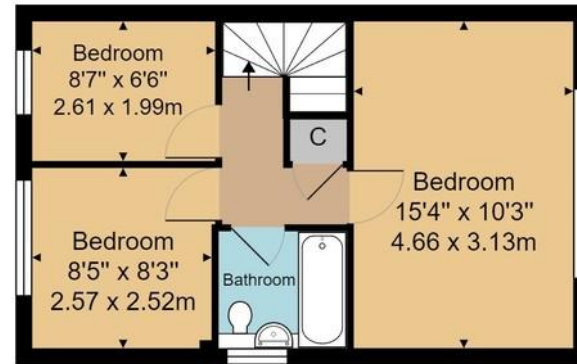
We understand that £100 per annum is payable as a contribution towards the upkeep of communal grass areas.

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 contained. 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

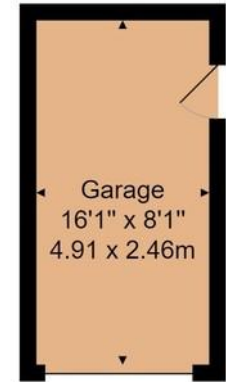


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**First Floor**



**Garage**

(Not Shown in Actual Location / Orientation)



**Ground Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area 803 sq. ft / 74.6 sq. m

Garage Approx. Internal Area 129 sq. ft / 12.0 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.