



COPPICE VIEW  
HEATHFIELD - £300,000



**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes



# 8 Coppice View

Heathfield, TN21 8YS

**Sitting Room - Remodelled Kitchen - First Floor Landing - Two  
Double Bedrooms - Remodelled Bathroom - Garden -  
Off-Street Parking**

A beautifully presented and recently refurbished two bedroom semi-detached house situated in a popular cul-de-sac on the Green Lane development in Heathfield less than a mile from the Town Centre. The property has been recently decorated and recarpeted throughout and features a brand new kitchen, bathroom, two double bedrooms and gardens to the front, rear and side. There is also a driveway providing off-street parking and the property is offered to the market with NO ONWARD CHAIN.

## **SITTING ROOM:**

Double glazed windows in Oriel bay. Understairs storage cupboard. Coved ceiling. Radiators.

## **REMODELLED KITCHEN:**

Double glazed window and double glazed door leading to the garden. Matching wall and base cupboards. Worktop with integrated sink and drainer. Inset electric hob with oven under and filter hood above. Space for washing machine and upright fridge/freezer. Wood effect flooring. Coved ceiling. Radiator.





Stairs leading to:

**FIRST FLOOR LANDING:**

Access to the loft. Coved ceiling.

**BEDROOM ONE:**

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

**BEDROOM TWO:**

Double glazed window to the front. Coved ceiling. Radiator.

**REMODELLED BATHROOM:**

White suite comprising panel enclosed bath with thermostatic shower over and fitted glass shower screen. WC. Vanity unit with inset wash basin and cupboards under. Fitted mirror and cupboard to the side. Built-in storage cupboard housing the gas-fired boiler. Wood effect flooring. Part-tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

**OUTSIDE:**

There is a driveway providing off-street parking. The REAR garden is mainly laid to lawn with a paved patio area and side gate.

**SITUATION:**

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers 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 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:**

C

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

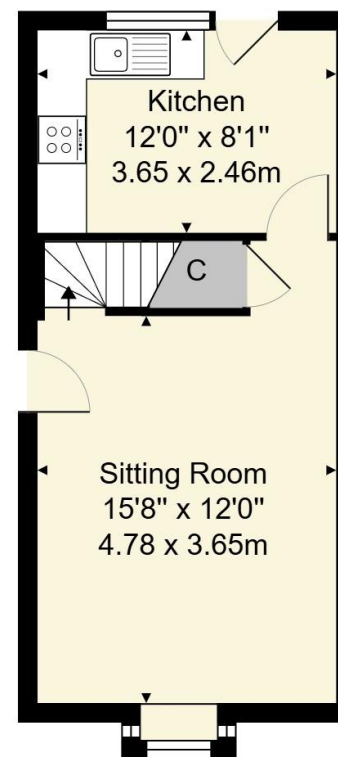
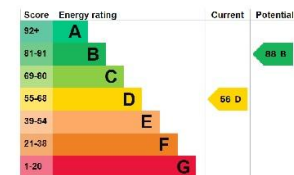
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

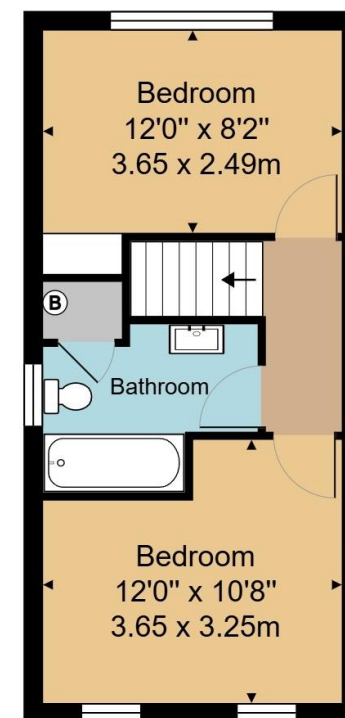
Heating - Gas-fired

**AGENTS NOTE:**

You do not own the left hand side of the driveway.



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 654 ft<sup>2</sup> ... 60.7 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.

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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