DALBRAE, BLACKDOWN ROAD PUNNETTS TOWN, HEATHFIELD – GUIDE PRICE £475,000 - £500,000



Dalbrae

Blackdown Road, Punnetts Town, Heathfield, TN21 9JD

Entrance Hall - Sitting Room - Dining Room - Kitchen/Breakfast Room - 3 Bedrooms - Bathroom - Separate WC - Enclosed Front & Rear Gardens - Driveway - Single Garage

A charming detached and versatile 3 bedroom bungalow situated in this tucked away lane location on the edge of the village of Punnetts Town. The property enjoys off-road parking to the front and an endosed front garden and garage as well as characterful a ccommodation with sitting room, dining room, kitchen/breakfast room with stove and views, three bedrooms, bathroom and separate WC. There are private endosed gardens to the rear with a useful garden store. The property is offered with the benefit of NO ONWARD CHAIN.

Timberstable front door with inset stained glass panel into:

ENTRANCE HALL:

uPVC cottage double glazed windows to front. Timber flooring. Wall mounted 'Nest' central heating thermostat. Radiator. Range of period timber panelled doors to:

DINING ROOM:

uPVC double glazed cottage style bay window to front. Feature fireplace with inset grate and attractive surround. Picture rail. Timber flooring. Contemporary wall mounted radiator.

KITCHEN/BREAKFAST ROOM:

uPVC double glazed cottage style window to side benefitting from views over roof tops to the South Downs and distant countryside. Range of timber butchers block style worktops with inset butler sink and range of cupboard and drawer units below and over with glazed display cupboard and inset four ring Neff gas hob and tower style unit aside with white fronted Neff oven/grill. Integrated fridge, washing machine & slimline dishwasher. Timber flooring. Fitted Stovax stove upon brick hearth with tiled inset and timber mantle with further useful shelving to the chimney breast recess. Radia tor. Archway to:







SITTING ROOM:

uPVC double glazed cottage style French doors giving a ccess to rear patio. Picture rail. Timber flooring. Radia tor. Arch way to:

INNER HALLWAY:

uPVC double glazed cottage style window to the rear. Access to loft space. Doors to:

BEDROOM TWO:

uPVC double glazed cottage style window to side. Timber effect flooring. Radiator.

BEDROOM THREE:

uPVC double glazed cottage style window to side. Fitted shelving. Timber effect flooring. Radia tor.

SEPARATE WC:

uPVC double glazed window to rear. Fitted with a white suite with chrome effect fitments comprising low level WC, pedestal wash basin with mixer tap over. Half-height tiling to walls incorporating tiled dado.

BEDROOM ONE:

uPVC double glazed cottage style window to front. Latch door to useful shelved wardrobe cupboard and airing cupboard housing hot water tank with additional storage. Timber flooring. Radia tor.

BATHROOM:

Obscured uPVC double glazed window to rear. Fitted with a white suite with chrome effect fitments comprising low level WC, pedestal wash basin with shelf, vanity mirror and wall light over. Panelled bath with antique style mixer tap/shower attachment above. Half-height tiling to walls incorporating tiled dado. Antique style heated towel rail.

OUTSIDE:

The FRONT of the property benefits from a drive way providing off road parking with gated access to a front garden with pathway to front door and area of lawn with flower/shrub borders and ornamental fish pond. SINGLE GARAGE with personal door to the rear. Access via a side gate to the private endosed REAR garden with brick set flagstone terrace, area of lawn and flower and shrub borders, garden shed/workshop and fence end osed side area containing the LPG tanks. Outside tap.





SITUATION:

The property is most pleasantly situated in this country lane within the favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well-regarded Primary School with the market town of Heathfield being reached within five 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 Stone gate are approximately 9 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammars chools is only approx 16 miles distant 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 & Drainage Heating - LPG

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

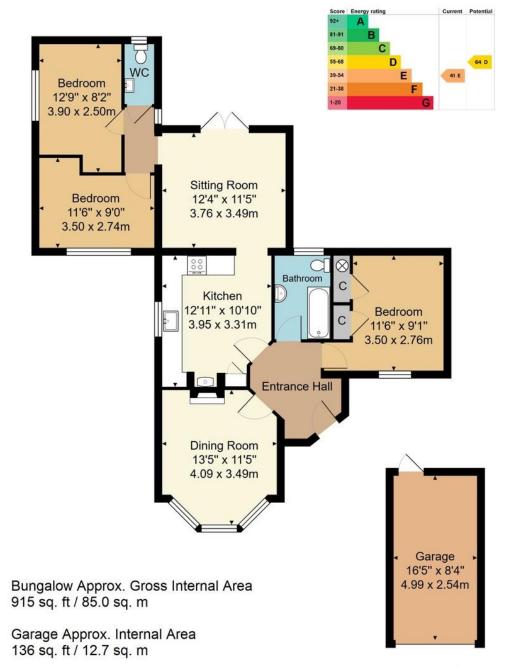


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27 High Street, Heathfield, East Sussex, TN21 8JR Tel: 01435 862211

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