



# ISENHURST COURT, STREATFIELD ROAD

HEATHFIELD - £200,000





# Flat 7, Isenhurst Court

Streatfield Road,  
Heathfield, TN21 8LJ

**Entrance Hall - Lounge/Diner - Kitchen - Two Bedrooms -  
Shower Room - Communal Gardens - Garage**

A bright and spacious two double bedroom ground floor apartment conveniently situated approximately 100 metres from Heathfield High Street. The accommodation features gas central heating, double glazing, fitted kitchen, a large lounge/diner and an unusually large hallway. Outside there are communal gardens with a gate leading through to the Co-op car park and a garage with up and over door.

## **ENTRANCE HALL:**

A spacious area with coved ceiling, radiator, built in airing cupboard with slatted shelves and high level cupboard over. Built in storage cupboard.

## **LOUNGE/DINER:**

Dual aspect with double glazed windows, coved ceiling, radiators.

## **KITCHEN:**

Range of white fronted matching wall and base cupboards, laminate worktop with inset stainless steel sink. Inset electric hob with oven under and filter hood above. Space for an upright fridge/freezer and washing machine. Wood effect flooring, part tiled walls, wall mounted gas fired 'Worcester' boiler, radiator, double glazed window.



**BEDROOM ONE:**

Double glazed window, built in double wardrobe, coved ceiling, radiator.

**BEDROOM TWO:**

Double glazed window, built in double wardrobe, coved ceiling, radiator.

**SHOWER ROOM:**

Fitted with a large shower cubicle with thermostatic shower, WC, pedestal wash basin, tiled wall, radiator, inset spotlights and extractor fan.

**OUTSIDE:**

There are communal gardens and a garage with up and over door.

**SITUATION:**

The property is situated in an extremely convenient location being within easy walking distance of Heathfield's town centre 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. Mainline stations at both Buxted and Stonegate are approximately 6 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 approximately 16 miles distance 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:

Leasehold with a share of the Freehold

Lease - 999 years from 1 May 2013

Service Charge - currently £1194.00 per annum

Ground Rent - currently peppercorn

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

### COUNCIL TAX BAND:

A

### ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

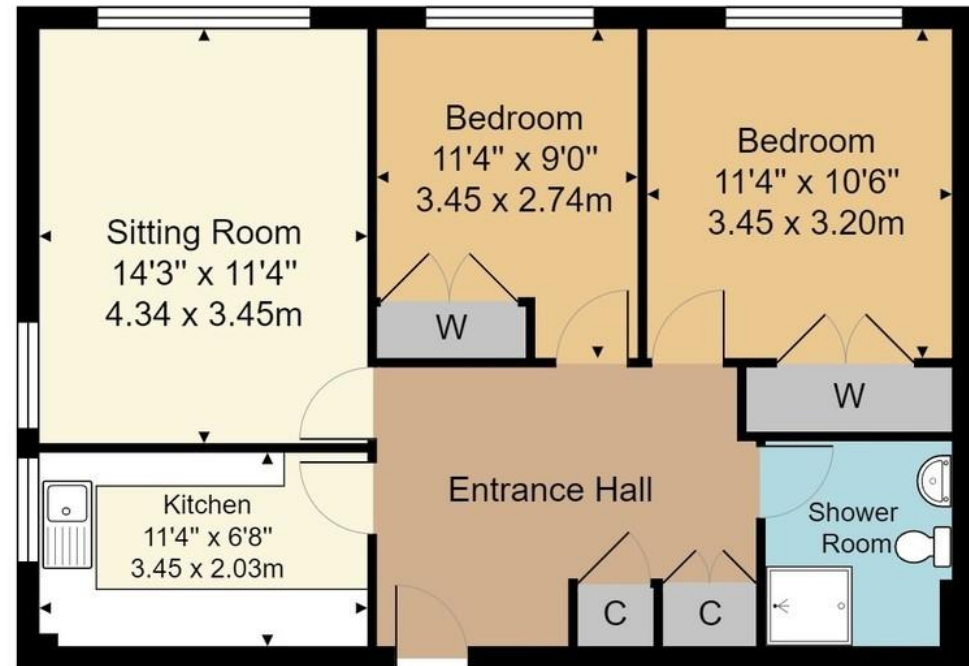
Mobile Phone Coverage search Ofcom checker

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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**Approx. Gross Internal Area 668 sq. ft / 62.1 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.