

MARKLYE LANE
HEATHFIELD - £495,000



Clarinnis

Marklye Lane, Heathfield, TN21 8QA

**Entrance Hall - Cloakroom - Kitchen/Diner - Sitting Room -
Family Room - Conservatory - First Floor Landing - 4 Bedrooms -
Family Bathroom - En-Suite Shower Room - Garden -
Garage & Own Driveway**

A well presented modern 4 bedroom detached family home situated at the entrance of a small country lane with nearby countryside walks yet also within half a mile of Heathfield Town Centre. The accommodation features a remodelled kitchen/diner, sitting room with open fire, family room, conservatory and family bathroom plus en-suite shower. There is an enclosed private garden to the rear and driveway to the front providing parking for a number of vehicles and leading to a single garage.

ENTRANCE HALL:

Wooden flooring. Coved ceiling. Built in storage cupboard. Radiator with decorative cover.

CLOAKROOM:

Double glazed window. WC. Corner wash basin with tiled splashback. Tiled floor. Cupboard with space for washing machine and tumble drier. Coved ceiling. Radiator.

REMODELLED KITCHEN/DINER:

Triple aspect with double glazed windows. Range of cream fronted matching wall and base cupboards with wood effect worktops and one and a half bowl inset sink. Integrated dishwasher. Wood effect flooring, built in oven and microwave, electric hob with filter hood above. Part tiled walls. Coved ceiling. Inset spotlights. Radiator. Archway to:

SITTING ROOM:

Wooden flooring. Coved ceiling. Feature fireplace with open fire. Double glazed French doors opening into:



CONSERVATORY:

Double glazed windows and roof. Tiled floor. Double glazed doors opening onto the garden.

FAMILY ROOM:

Triple aspect with double glazed windows and double glazed French doors leading to the garden. Wooden flooring. Coved ceiling. Wall mounted gas log effect fire. Radiator.

STAIRS TO THE FIRST FLOOR LANDING:

Coved ceiling. Access to the loft with pull down ladder. Airing cupboard housing the hot water cylinder with slatted shelves above.

BEDROOM ONE:

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

EN-SUITE SHOWER ROOM:

Double glazed window. Large walk-in shower. WC. Pedestal wash basin. Chrome heated towel rail. Tiled walls. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed windows overlooking the garden. Coved ceiling. Radiator.

BEDROOM THREE:

Double glazed windows. Wood effect flooring. Coved ceiling. Radiator.

BEDROOM FOUR:

Double glazed windows overlooking the garden. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps, handheld shower plus drencher head and glass shower screen. Vanity unit with built in wash basin with cupboards under. WC with concealed cistern. Part tiled walls. Chrome heated towel rail.

OUTSIDE:

There is a driveway providing off street parking leading to a single garage with up and over door and personal door with power and light. Further parking through double gates at the side. The rear garden is fence and hedge enclosed with lawned area and paved patio.



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 grammars 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.

TENURE:

Freehold

COUNCIL TAX BAND:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

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, Gas, Electricity & Drainage (Pumped)

Heating - Gas-fired

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

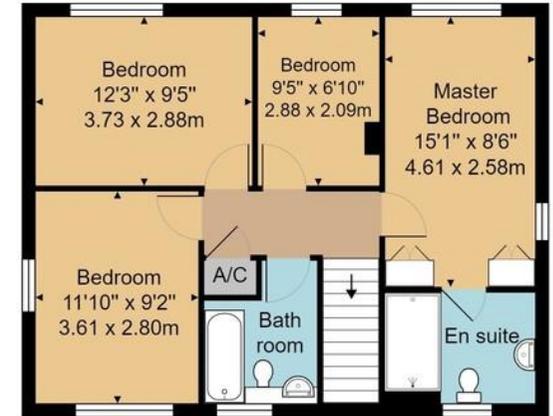


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

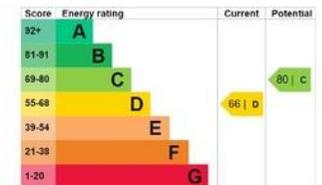
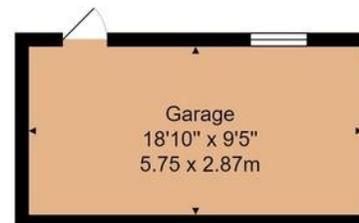
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First Floor



Ground Floor



House Approx. Gross Internal Area
1389 sq. ft / 129.1 sq. m

Garage Approx. Internal Area
178 sq. ft / 16.5 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.