



LONGVIEW
HEATHFIELD - £330,000



**WOOD &
PILCHER**
Sales, Lettings, Land & New Homes

32 Longview

Heathfield, TN21 8BG

Entrance Hall - Lounge/Diner - Conservatory - Kitchen - Ground Floor Bedroom - Shower Room - Rear Porch - First Floor Landing - Two Further Bedrooms - Front & Rear Gardens - Detached Single Garage

A three bedroom semi detached chalet bungalow situated in a popular location less than a mile from Heathfield town centre. The accommodation features a ground floor double bedroom and two further bedrooms on the first floor, a ground floor shower room, fitted kitchen, spacious lounge/diner and conservatory. The front garden is beautifully appointed with an array of flowers and plants, the rear garden is low maintenance with paved patio areas and the detached garage is to the rear.

STORM PORCH:

uPVC double glazed front door into:

ENTRANCE HALL:

Coved ceiling, radiator, understairs storage cupboard, built-in airing cupboard housing the hot water cylinder with slatted shelves above.

LOUNGE/DINER:

Double glazed windows to the front overlooking the front garden, radiator, coved ceiling, wood burning stove. Door leading to:

CONSERVATORY:

Double glazed windows, double glazed door leading to the garden.

BEDROOM:

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



SHOWER ROOM:

Large shower cubicle with 'Triton' electric shower, vanity unit with inset wash hand basin and cupboard under, WC, part tiled walls, chrome heated towel rail, radiator. Double glazed windows.

KITCHEN:

Fitted with a range of grey gloss fronted matching wall and base cupboards with granite effect worktop and inset electric hob with oven under and filter hood above. Inset one and a half bowl sink. Space for washing machine and upright fridge/freezer. Wall mounted 'Viessmann' gas boiler. Double glazed window and door leading to:

REAR DOUBLE GLAZED PORCH:

Space for tumble dryer.

Stairs leading to the FIRST FLOOR LANDING:

Velux double glazed window.

BEDROOM:

Velux double glazed window with fitted blind, fitted wardrobe/cupboards with dressing table between, radiator. access to eaves storage area.

BEDROOM:

Velux double glazed window, access to eaves storage cupboard and further built-in cupboard, radiator.

OUTSIDE FRONT:

There is a beautifully maintained garden to the front with lawned area and flower borders.

OUTSIDE REAR:

The rear garden is low maintenance and features paved patio areas and rear and side gates. A single detached garage with personal door and up and over door to the front.



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 approximately 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:

C

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

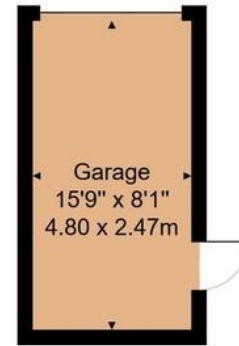
Heating - Gas Fired Central Heating

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

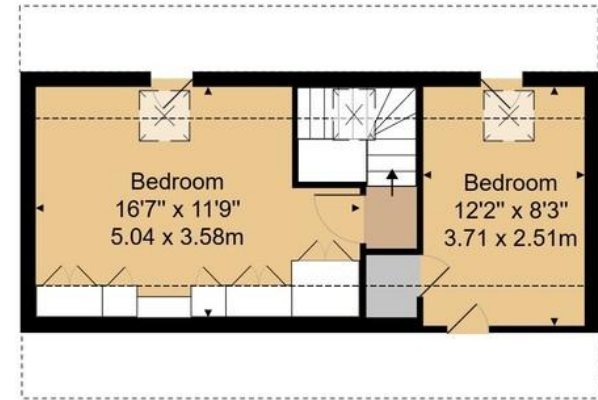


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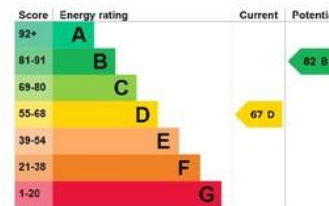
Garage



First Floor



Ground Floor



House Approx. Gross Internal Area
1143 sq. ft / 106.2 sq. m

Garage Approx. Internal Area
127 sq. ft / 11.8 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.