



LANSDOWNE VILLAS, HAILSHAM ROAD
HEATHFIELD - £450,000



3 Lansdowne Villas

Hailsham Road, Heathfield, TN21 8AB

Storm Porch - Entrance Hall - Sitting Room - Cloakroom - Dining Room - Kitchen - First Floor Landing - Master Bedroom With En-Suite Shower Room - Three Further Bedrooms - Family Bathroom With Underfloor Heating - Garden - Off-Road Parking

A spacious four bedroom end of terrace character property built circa 1900 having been fully refurbished by the current owner and being conveniently situated approximately 1/2 mile from Heathfield town centre. Accommodation is arranged over three floors and features a sitting room, dining room, spacious kitchen, family bathroom with underfloor heating plus separate en-suite shower room, good size landscaped rear garden and off-road parking for two cars. NO ONWARD CHAIN.

uPVC part-glazed front door and obscure glazed window over leading to:

ENTRANCE HALL:

Reclaimed waxed wood flooring, Radiator.

GROUND FLOOR CLOAKROOM:

uPVC double glazed window. WC. Pedestal wash basin.

SITTING ROOM:

uPVC part obscure glazed bay window to the front. Understairs storage space. Cupboard housing electric meter and consumer unit. Cornicing. Radiators. Modern oak panelled door to:

DINING ROOM:

uPVC double glazed window. Reclaimed waxed wood floor. Radiator. Modern oak panelled door into:

SNUG:

Reclaimed waxed wood floor. Modern white vertical radiator. Steps down to:



REMODELLED KITCHEN:

uPVC double glazed windows to rear and double glazed French doors to side. Range of white matching wall and base cupboards. Grey granite effect worktops with inset one and a half bowl sink and integrated dishwasher. Space for washing machine. 'Cookmaster' range-style double oven with gas hob and extractor fan over. Wall mounted gas-fired boiler. Tiled floor. Radiator.

Stairs to:

FIRST FLOOR LANDING:

uPVC obscure double glazed windows. Eaves storage. Wall mounted heating thermostat. Radiator. Range of modern oak panel doors to:

BEDROOM TWO:

uPVC double glazed window. Radiator.

BEDROOM THREE:

uPVC double glazed windows. Fitted wardrobes. Radiator.

BEDROOM FOUR:

uPVC double glazed window.

REMODELLED FAMILY BATHROOM:

uPVC obscure double glazed window. Free standing bath with chrome mixer tap and shower over with drencher head, hand-held shower and fully tiled wall behind. Part-tiled walls. WC. Wash basin with cupboard under. Chrome heated towel rail. Tiled floor.

Stairs to:

SECOND FLOOR LANDING:

Eaves storage. Storage cupboard with access to loft. Modern oak panelled door to:

MASTER BEDROOM:

Dual aspect uPVC double glazed windows with superb views across Heathfield town and countryside beyond. Eaves storage. Ceiling downlighters. Radiator.

REMODELLED EN-SUITE SHOWER ROOM:

uPVC double glazed window. Walk-in modern shower. Double vanity unit with twin inset wash basins, chrome mixer taps and tiled splash back. WC with concealed cistern. Part tiled walls. Ladder style chrome heated towel rail.

OUTSIDE:

The property is approached via a wooden gate and original quarry tiled path with an area of shingle to the side. The landscaped REAR GARDEN includes a patio with steps down to an area of artificial grass with full length raised shingle border and tiled path leading to: summerhouse with power and light; decked seating area with pergola; gate to parking area for two cars and small storage shed.



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 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:

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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, Gas, Electricity & Drainage

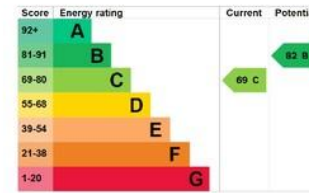
Heating - Gas-fired

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 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

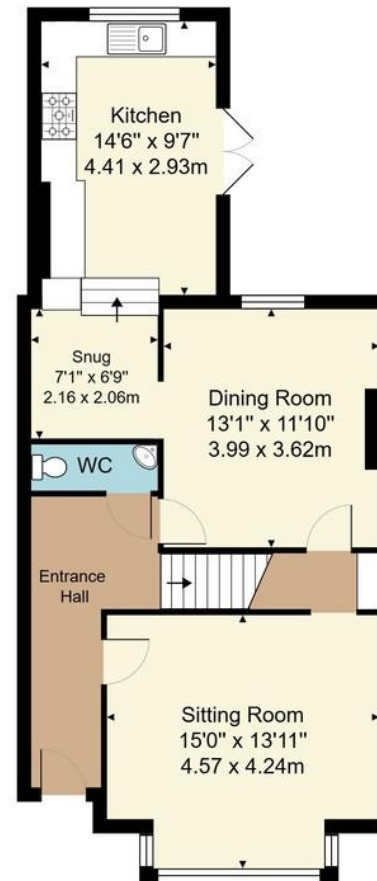


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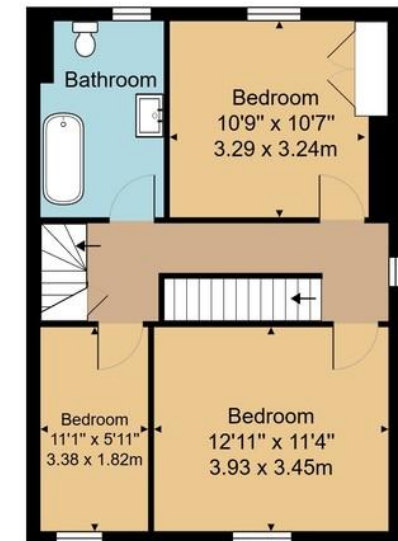
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Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 1618 ft² ... 150.3 m²

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.