



CEDARCROFT, MUTTON HALL HILL
HEATHFIELD - £220,000

10 Cedarcroft

Mutton Hall Hill,
Heathfield, TN21 8FB

**Entrance Hall - Sitting Room With Juliet Balcony - Fitted Kitchen
With Some Integrated Appliances - Two Bedrooms - Modern
Shower Room Plus En-Suite Bathroom - Communal Gardens -
One Allocated Parking Space**

A well presented bright and spacious two bedroom first (top) floor apartment conveniently situated just a short stroll from Heathfield High Street. The accommodation features a spacious sitting room with Juliet balcony, good size fitted kitchen with a number of integrated appliances. Master bedroom with built-in wardrobe plus further fitted wardrobes and en-suite bathroom. There are communal gardens and an allocated parking space.

ENTRANCE HALL:

Built-in airing cupboard with slatted shelving. Radiator.

SITTING ROOM:

Double glazed doors and French doors with Juliet balcony. Radiators.

KITCHEN:

Double glazed window. Light wood fronted matching wall and base cupboards. Laminate worktop with one and a half bowl inset stainless steel sink. Inset four burner gas hob with splash back and filter hood above. Integrated dishwasher, fridge and freezer. Built-in double oven. Cupboard housing the gas-fired boiler. Space for washing machine. Tiled floor. Inset spotlights. Radiator.



BEDROOM ONE:

Double glazed window. A good size double bedroom with built-in double wardrobe plus further fitted wardrobes with dressing table and drawers and matching bedside units. Radiator.

EN-SUITE BATHROOM:

White suite comprising panel enclosed bath with chrome mixer taps and hand-held shower. Wash basin. WC with concealed cistern. Chrome heated towel rail. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan.

BEDROOM TWO:

Double glazed window. Radiator.

SHOWER ROOM:

Large shower cubicle with thermostatic shower. WC with concealed cistern. Wash basin. Tiled floor. Part tiled walls. Fitted mirror. Chrome heated towel rail. Inset spotlights. Extractor fan.

OUTSIDE:

One allocated parking space. Communal gardens.

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:

LEASEHOLD

Lease – 125 years from 01/05/2007

Service Charge - currently £849.87 per annum

Ground Rent - currently £175 per annum

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:

C

ADDITIONAL INFORMATION:

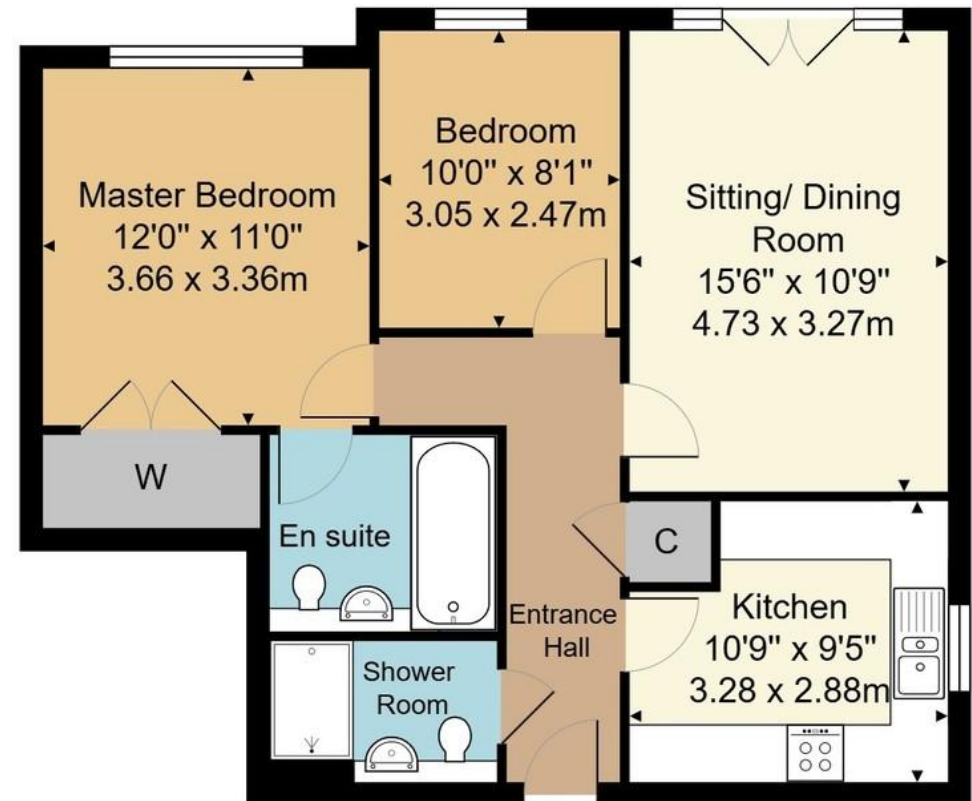
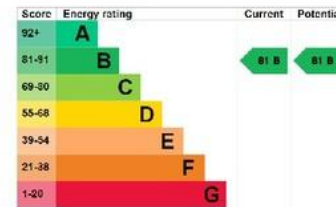
Broadband Coverage search Ofcom checker

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

www.woodandpilcher.co.uk



Approx. Gross Internal Area 693 ft² ... 64.4 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.