



HURSTSHAW GARDENS
VINES CROSS, HEATHFIELD - £295,000



**WOOD &
PILCHER**

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5 Hurstshaw Gardens

Vines Cross, Heathfield, TN21 9EP

Entrance Porch - Sitting/Dining Room - Modern Kitchen - First Floor Landing - Two Bedrooms - Modern Bathroom - Attractive Rear Garden - Garage En Bloc - Communal Duck Pond - NO ONWARD CHAIN

Internal viewing is recommended to appreciate this charming two bedroom semi-detached property offering good sized rooms and enjoying an outlook over a green to the front and duck pond at the rear. The property is offered with the benefit of NO ONWARD CHAIN and enjoys a sitting/dining room with French doors to the rear garden, modern kitchen, two bedrooms and a bathroom with a modern white suite. Externally is an attractive enclosed rear garden with shed and gated access to the rear with PARKING area, SINGLE GARAGE and duck pond.

uPVC double glazed panelled front door with obscure stained glass inset into:

ENTRANCE PORCH:

uPVC double glazed obscure window to side. Wall light point. Door to useful storage cupboard containing Veissmann LPG central heating boiler and wall-mounted fuse box and electric meter. Exposed timber panelled modern door into:

SITTING/DINING ROOM:

A double aspect room with uPVC double glazed windows at front and French doors to rear. Stairs to first floor. Exposed fireplace with paved inset and timber surround. Recessed ceiling downlights. Radiators. Door to:

KITCHEN:

uPVC double glazed window to rear. A modern fitted kitchen with granite-effect worktops incorporating inset composite sink and drainer with swan neck mixer tap over. Range of cupboards below incorporating space and plumbing for washing machine plus space and fittings for cooker with fitted extractor hood and splash back over. Localised tiling. Matching wall-mounted cupboards. Space for fridge/freezer and further pull-out storage unit. Recessed ceiling downlights. Obscure uPVC double glazed door to side. Radiator.



FIRST FLOOR LANDING:

Access to loft space. Door to useful shelved cupboard. Timber panelled doors with chrome-effect handles into:

BEDROOM ONE:

Large uPVC double glazed window to front enjoying an aspect and outlook over the green. Louvred double doors to fitted wardrobe cupboard. Radiator.

BEDROOM TWO:

uPVC double glazed window to rear enjoying an outlook over the garden to the duck pond. Radiator.

BATHROOM:

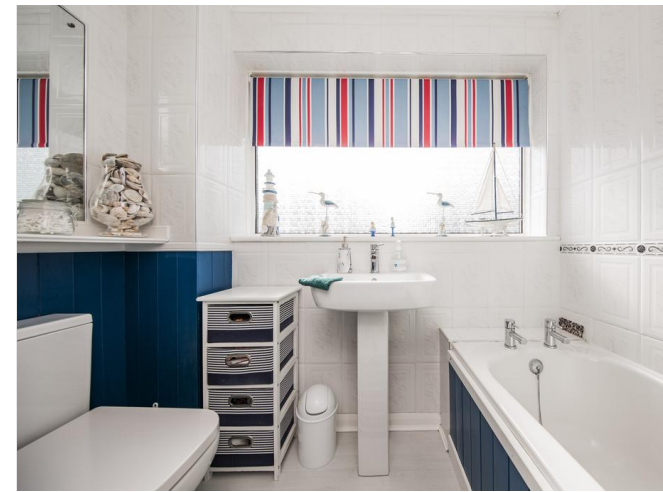
Obscure uPVC double glazed window to rear. Fitted with a modern white suite with chrome-effect fittings and comprising low-level WC with twin push button flush, pedestal wash basin with mixer tap over, timber panelled bath with Triton shower over and being fully tiled around. Half-height timber panelling and further tiling to walls. Wall-mounted heater. Fitted vanity mirror. Timber-effect flooring. Radiator.

OUTSIDE:

The front of the property is approached alongside the central green with pathway to the front door. Gated access to the right-hand side over a shingle and paved pathway leads to the rear garden. A pretty rear garden with paved flagstone patio terrace, raised flower and shrub borders, areas of lawn all being fence and hedge enclosed with useful timber garden shed to the rear. Outside tap. Gate providing access to the rear driveway leading to a single GARAGE en bloc with up-an-over door. Access to a communal fence enclosed duck pond surrounded by trees and areas of lawn.

SITUATION:

The property is located within the popular Sussex village of Vines Cross. The village itself is surrounded by lovely open countryside and is considered to give excellent accessibility not only to the coastal resort of Eastbourne (approx. 15 miles distant) but indeed the market town of Heathfield (approx. 3 miles away). Heathfield provides a 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 ages. The spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approximately 16 miles distant. Stonegate railway station is approximately 8.5 miles distant to the north with other stations at Polegate and Buxted approximately 10 miles away providing train services to London.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

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, Electricity & Drainage

Heating - LPG

Rights and Easements - contribution towards maintenance of road and communal areas.

AGENTS NOTE:

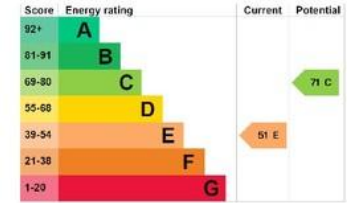
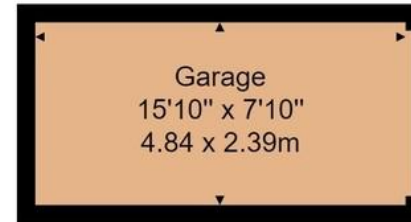
There is a management charge for the maintenance of the communal areas, including the duck pond and insurances of £15 per month according to our clients. This information should always be checked by your appointed legal conveyancer.

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

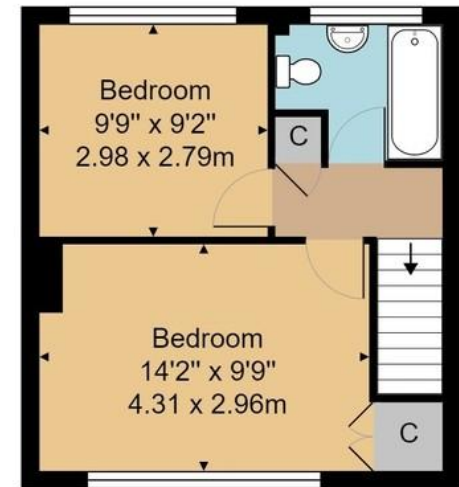


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Ground Floor



First Floor

House Approx. Gross Internal Area 702 sq. ft / 65.2 sq. m
Garage Approx. Internal Area 124 sq. ft / 11.5 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.