



THE WESTERINGS, HAILSHAM ROAD  
HEATHFIELD - £399,000





# 3 The Westerings

Hailsham Road, Heathfield, TN21 8AF

**Entrance Hall - Downstairs Cloakroom - Sitting Room - Dining Room - Inner Hallway - Remodelled Kitchen With Integrated Appliances - First Floor Landing - Four Double Bedrooms - Family Bathroom - Front & Rear Gardens - Single Garage To The Rear With Access Via Personal Door To The Garden**

A well proportioned four double bedroom semi-detached house conveniently situated less than a mile from Heathfield Town Centre. The accommodation features a spacious sitting room with folding double doors leading into a dining room, a remodelled kitchen with integrated appliances, downstairs cloakroom and well maintained gardens to the front and rear. A single garage with electric up-and-over door is positioned to the rear of the property.

## **ENTRANCE HALL:**

Double glazed front door and double glazed window to the side. Part panelled walls. Radiator.

## **CLOAKROOM:**

Double glazed window, Vanity unit with glass wash basin, tiled splashback and cupboards under. WC. Part panelled walls.

## **SITTING ROOM:**

Double glazed windows overlooking the front garden. Feature fire surround with gas fire. Coved ceiling. Radiator. Glazed folding double doors leading to:

## **DINING ROOM:**

Double glazed patio doors leading to the garden. Coved ceiling. Wooden flooring. Radiator.

## **INNER HALLWAY:**

Understairs storage cupboard. Radiator.





**REMODELLED KITCHEN:**

Double glazed window and double glazed door leading to the garden. Matching grey wall and base cupboards. Granite worktops with inset one and a half bowl ceramic sink. Inset induction hob with oven under and filter hood above. Integrated fridge/freezer, wine cooler, dishwasher and washing machine. Tiled floor. Inset spotlights.

Stairs leading to:

**FIRST FLOOR LANDING:**

Access to the loft with pull-down ladder.

**BEDROOM ONE:**

Double glazed window overlooking the front garden. Full height range of wardrobes with mirror fronted sliding doors. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the front garden. Radiator.

**BEDROOM THREE:**

Double glazed window overlooking the garden and with far reaching views towards the South Downs. Radiator.

**BEDROOM FOUR:**

Double glazed window overlooking the rear garden with far reaching views towards the South Downs. Part panelled wall. Built-in linen cupboard with fitted electric heater. Wood effect flooring. Radiator.

**FAMILY BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with thermostatic shower over and glass shower screen. WC. Pedestal wash basin. Tiled walls. Chrome heated towel rail. Inset spotlights.

**OUTSIDE:**

There is a lawned garden to the FRONT and the REAR garden is low maintenance with flower borders, a large paved patio area and a timber decked area. Outside hot & cold water taps. Side gate. Garage to the rear with electric up-and-over door, power & light and a personal door accessed from the garden.



### 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:** D

### 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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

### AGENTS NOTE:

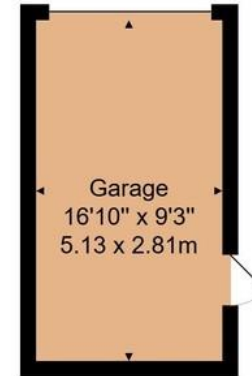
We understand that the six properties at The Westerings are responsible for the upkeep of the communal driveway to the garages. Payment for any work required is on an ad-hoc basis as and when required.

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



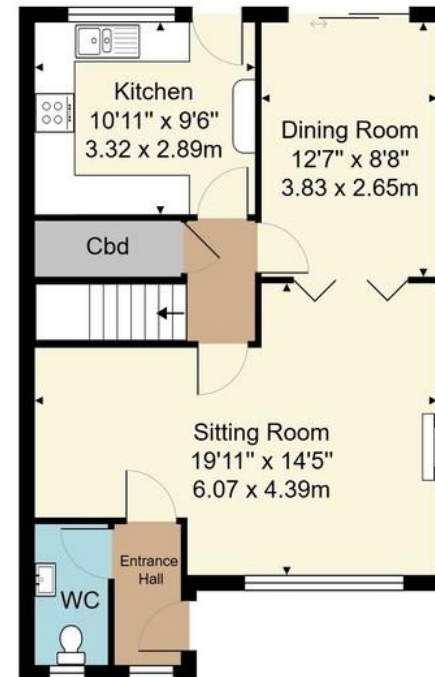
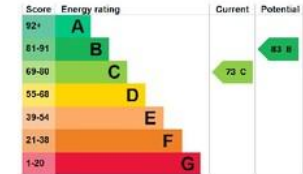
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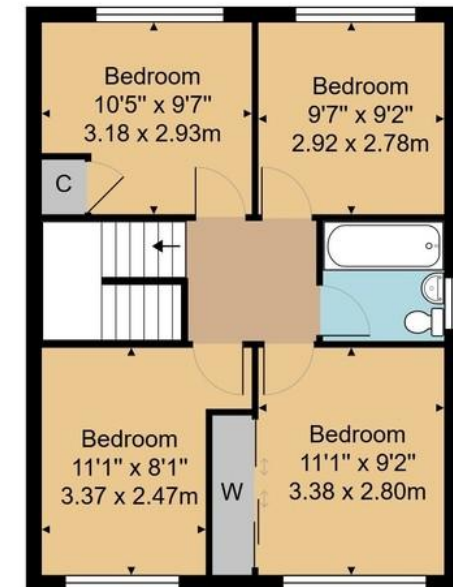


House Approx. Gross Internal Area  
1119 sq. ft / 103.9 sq. m

Garage Approx. Internal Area  
155 sq. ft / 14.4 sq. m



Ground Floor



First Floor

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.