



MARSHLANDS LANE  
HEATHFIELD - £320,000



**WOOD &  
PILCHER**

Sales, Lettings, Land & New Homes

# 4 Chestnut Cottage

Marshlands Lane,  
Heathfield, TN21 8HJ

**Entrance Hall - Sitting Room - Kitchen - Dining Room -  
Downstairs Cloakroom - First Floor Landing - Two  
Bedrooms – Shower/Wet Room - Good Size Garden - Own  
Driveway**

A well presented and extended two bedroom semi-detached cottage conveniently situated just a short stroll from Heathfield Town Centre. The accommodation features two reception rooms, a working open fire, downstairs cloakroom, own driveway providing off-street parking and a good size garden to the rear with a substantial timber workshop. NO ONWARD CHAIN.

## **ENTRANCE HALL:**

uPVC double glazed front door. Polished wood flooring. Coved ceiling. Radiator.

## **SITTING ROOM:**

Double glazed window overlooking the front garden. Open fire with wood surround, cast iron insert and stone hearth. Polished wood flooring. Coved ceiling. Radiator.

## **KITCHEN:**

Range of wood fronted matching wall and base cupboards. Laminate worktops with inset one and a half bowl stainless steel sink, space for cooker, washing machine and upright fridge freezer. Tiled floor.

## **DINING ROOM:**

Dual aspect with double glazed windows overlooking the garden and double glazed French doors to the side. Tiled floor. Coved ceiling. Radiator.



**LOBBY:**

Double glazed door leading to the side.

**CLOAKROOM:**

Window. WC. Wash basin. Chrome heated towel rail. Built-in under stairs storage cupboard.

Stairs leading to:

**FIRST FLOOR LANDING:**

Double glazed window. Access to the boarded loft with pull down ladder and light.

**BEDROOM ONE:**

A spacious double bedroom. Double glazed window overlooking the front garden. Built-in cupboard housing the boiler with slatted shelving to the side. Coved ceiling.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**SHOWER/WET ROOM:**

W.C. Pedestal wash basin. Tiled walls. Double glazed window and shower.

**OUTSIDE:**

The property is approached via a brick set DRIVEWAY providing off-street parking with a lawned area and shrub borders. The REAR GARDEN is west-facing with paved patio area, lawn, timber storage shed and large timber workshop. Side gate. Outside tap.



### 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:

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas

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 obtained. 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

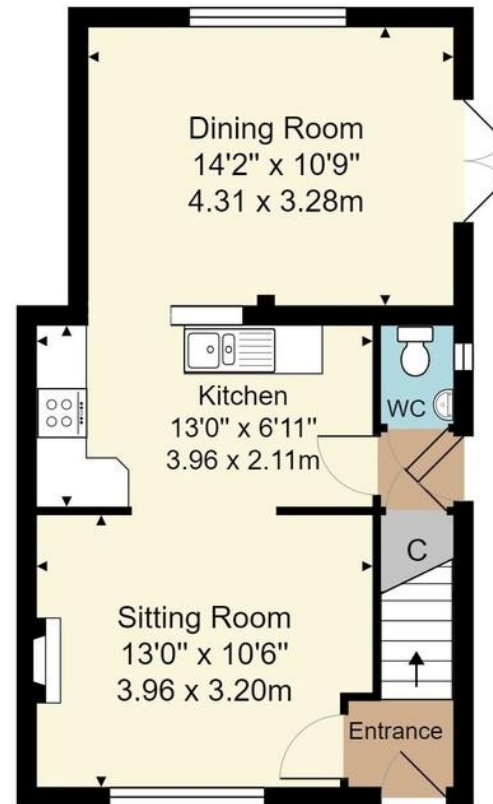


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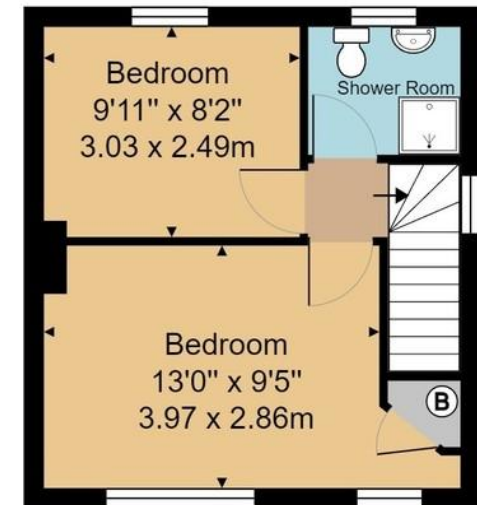
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    | 80 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 739 ft<sup>2</sup> ... 68.7 m<sup>2</sup>**

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.