



TREETOPS WAY  
HEATHFIELD - GUIDE PRICE £440,000





# 25 Treetops Way

Heathfield, TN21 8FN

**Entrance Hall - Cloakroom - Study - Sitting Room - Luxury Open Plan Kitchen/Dining/Family Room - Bathroom - Bedroom 2 With En-Suite Shower Room - 2 Further Bedrooms - Stairs To Master Bedroom Suite With En-Suite Shower Room - Rear Garden Backing Onto Woodland - 2 Allocated Parking Spaces Directly In Front**

An extremely well presented and spacious four bedroom end of terrace house that has been tastefully decorated and improved throughout situated within the exclusive Treetops Way development on the periphery of Heathfield. The property is just a short walk away from the Cuckoo Trail and just under a mile from the town centre. The accommodation comprises an impressive open plan kitchen / dining / family room with doors opening to the garden, four bedrooms with the master and second benefitting from en-suite shower facilities, sitting room, study with fitted office suite, family bathroom and a cloakroom. Outside the rear garden looks over woodland to the side and rear providing privacy and features a flagstone patio perfect for entertaining, area of a lawn and established shrub borders. To the front of the property there are two parking spaces directly outside the front door and additional visitors parking available on the development. The property is well placed for the local well regarded Primary Schools and Heathfield Community College. Viewing is essential to appreciate all this impressive property has to offer.

## **ENTRANCE HALL:**

uPVC double glazed door. Amtico flooring. Stairs to first floor landing. Radiator. Doors leading to -

## **CLOAKROOM:**

WC. Wash Basin. Extractor fan. Wall mounted boiler. Radiator.

## **STUDY:**

uPVC double glazed window to front with fitted shutters. Amtico flooring. Fitted office desk, drawers & shelves. Coat cupboard. Radiator.

## **LIVING ROOM:**

2 uPVC double glazed windows overlook the garden & woodland beyond. Radiator.

Stairs down to:





### **LUXURY OPEN PLAN KITCHEN/DINING/FAMILY ROOM**

Kitchen Area: Range of modern grey wall & base units. Wood effect worktops. Ceramic one and a half bowl sink & drainer. 5 ring gas hob. electric oven. Integrated fridge/freezer, dishwasher & washing machine. Under stairs storage cupboard. Concealed under unit lighting and low level LED lighting. Radiator x 2. Dining/Family Area: Inset spotlights. Radiator. Under stairs storage cupboard. Glazed rear with roof over and fitted shutters. Double glazed windows and doors giving access to rear garden.

### **FIRST FLOOR LANDING:**

Radiator. Further staircase to second floor. Airing cupboard. Doors leading to -

### **BEDROOM FOUR:**

uPVC double glazed window over looking the garden & woodland. Fitted wardrobe & storage above. Radiator.

### **BEDROOM THREE:**

uPVC double glazed window to the front with fitted shutters. Fitted wardrobes. Radiator.

### **FAMILY BATHROOM:**

uPVC obscure glass double glazed window to front. Suite comprising of WC with concealed cistern incorporating wash basin and storage, bath. Radiator.

### **BEDROOM TWO:**

uPVC double glazed window over looking garden & woodland beyond. Fitted wardrobes. Wood effect flooring. Door giving access to -

### **ENSUITE SHOWER ROOM:**

Fully tiled shower cubical. WC. Wash basin. Radiator.

Stairs to:

### **MASTER BEDROOM:**

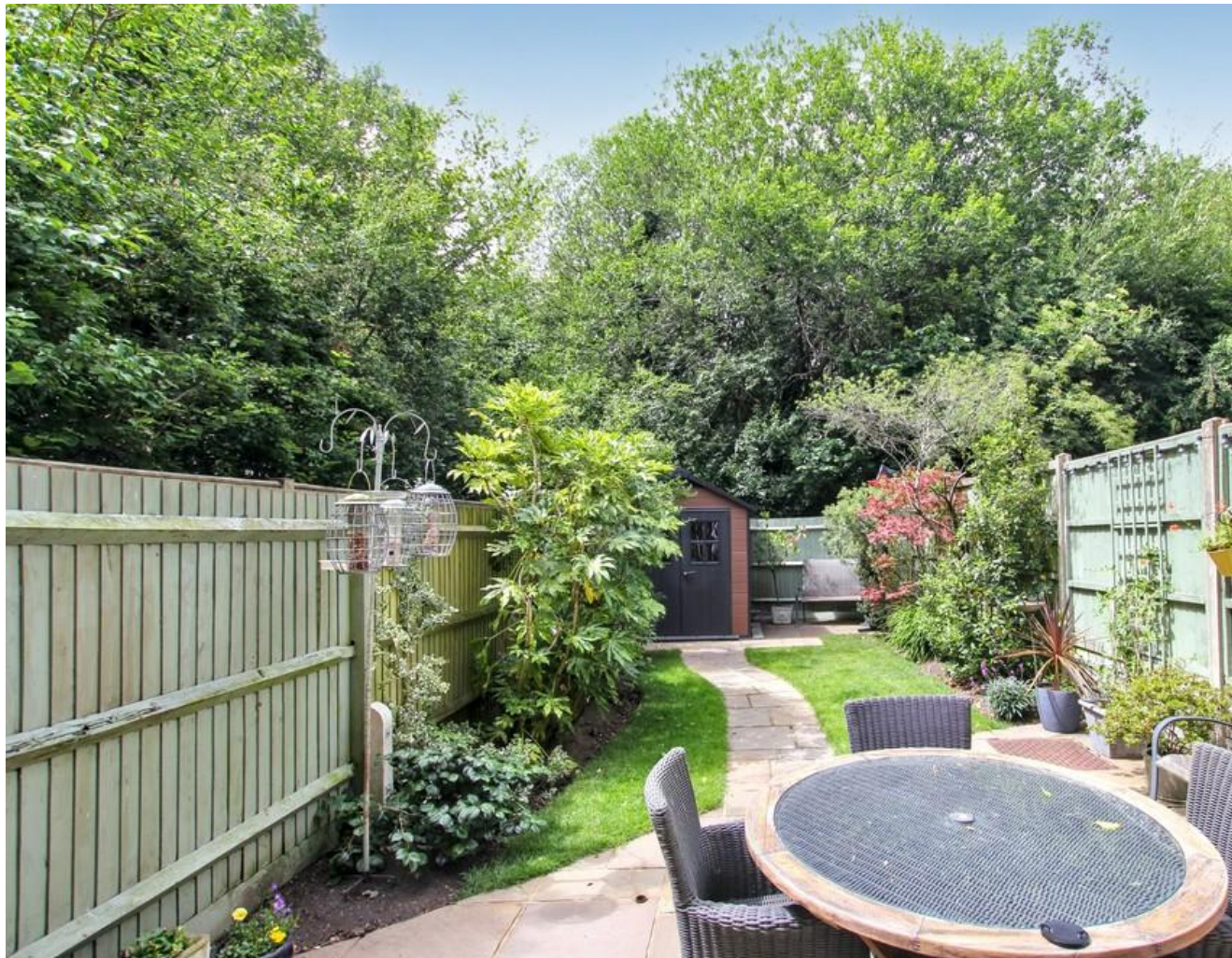
Occupying the entire top floor. A very large room with a selection of fitted wardrobes & chest of drawers. Dual aspect with uPVC double glazed windows to front and rear with fitted shutters. Velux window. Storage cupboard. 2 Radiators. Door giving access to -

### **ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle. WC. Wash basin. Radiator.

### **OUTSIDE:**

REAR garden has a flagstone patio with path to the end of the garden. Area of lawn with shrub borders. Fully fenced and enclosed with a gate providing access to the FRONT where the two allocated parking spaces are directly outside the front door and there is additional visitors parking available on the development.





### 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:

E

### 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 there is a Service Charge payable every six months .01/01/25 - 30/06/25  
£288.75

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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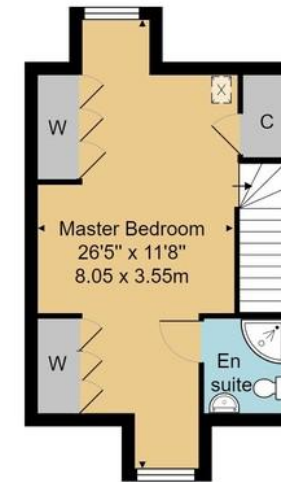
Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

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

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Second Floor



Lower Ground Floor



Ground Floor



First Floor

Total Area: 1618 ft<sup>2</sup> ... 150.3 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.