



FLORENCE HOUSE, MUTTON HALL HILL
HEATHFIELD - £225,000



6 Florence House

Mutton Hall Hill, Heathfield, TN21 8NB

**Entrance Hall - Sitting Room With Juliet Balcony - Fitted Kitchen
With Some Integrated Appliances - Two Bedrooms - Modern
Shower Room & Ensuite Bathroom - Communal Gardens -
One Allocated parking Space**

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

ENTRANCE HALL:

Intercom system. Storage cupboard housing fuse box. Access to loft space. Radiator.

KITCHEN:

Double glazed window. Modern fitted wall and base units with ample worksurfaces and fitted sink. Modern gas-fired boiler. Space and plumbing for washer/drier. Integral fridge/freezer and dishwasher. Double oven. Ceramic tiled floor. Radiator.

SITTING ROOM:

Double glazed windows and French doors leading onto Juliet balcony. Wall light points. TV and power points. Radiator.



BEDROOM ONE:

Double glazed window. Fitted wardrobe with shelving and hanging space. Radiator.

EN-SUITE BATHROOM:

Obscured double glazed window. Shower cubicle. Bath. Wash basin. WC. Fitted wall mirrors. Shaver point. Heated towel rail. Spotlights. Extractor fan.

BEDROOM TWO:

Double glazed window. Radiator.

SHOWER ROOM:

Shower unit. WC. Wash basin. Fitted mirror. Shaver point. Ceiling downlighters. Extractor fan. heated towel rail.

OUTSIDE:

Well maintained communal gardens under management control. To the rear is a further area of lawn plus allocated parking and concealed bin storage area.

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 – 215 years from 01/10/2005

Service Charge - currently £1350 per annum

Ground Rent - currently £150 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:

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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

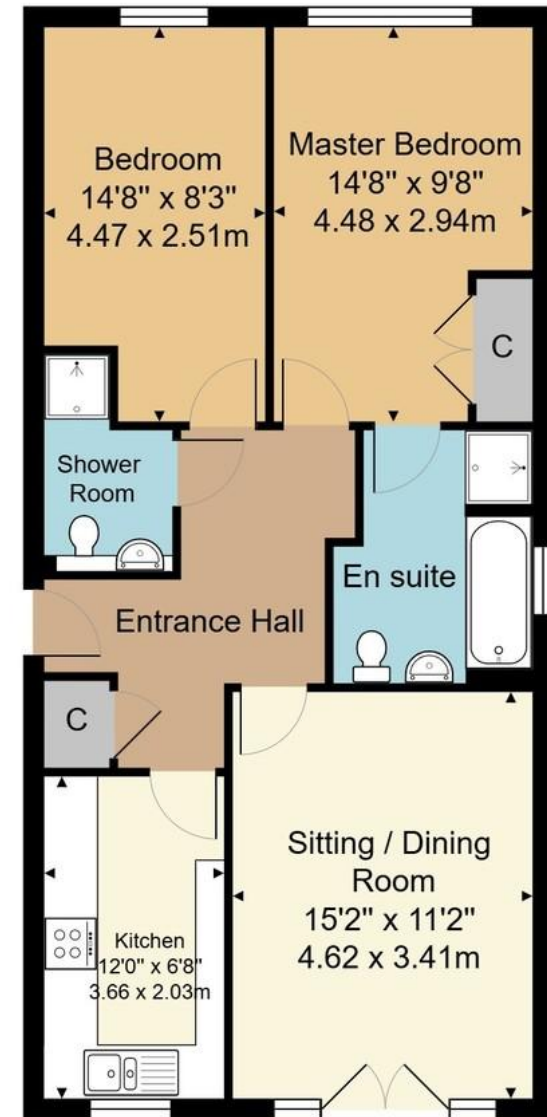
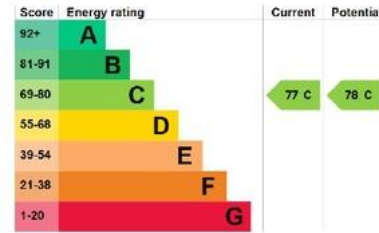
Heating - Gas-fired

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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Approx. Gross Internal Area 727 ft² ... 67.6 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.