



REGENT PLACE  
HEATHFIELD - £775,000





# 2 Regent Place

Heathfield, TN21 8TJ

**A 5 bedroom detached property situated in an exclusive cul-de-sac enjoying a private rear garden, double garage and spacious driveway a short walk from Heathfield High Street. The property features spacious accommodation with a large dual aspect sitting room, dining room, study, kitchen, separate utility room, cloakroom, 2 en-suite bedrooms and 3 further bedrooms plus a family bathroom.**

A well presented modern 5 bedroom Regency-style detached property situated in an exclusive cul-de-sac just a short walk from Heathfield High Street and its amenities. The property features well-maintained gardens, a double garage and driveway with spacious accommodation including a large dual aspect sitting room, dining room, study, modern kitchen with integrated 'Neff' appliances and a separate utility room, cloakroom, 2 bedrooms with en-suite shower rooms and 3 further bedrooms plus a family bathroom. The private rear garden includes two seating areas and a summer house with power and light.

Entrance Hall - Cloakroom - Study - Sitting Room - Dining Room - Kitchen - Utility Room - First Floor Landing - Master Bedroom With En-suite Shower Room - Bedroom Two With En-suite Shower Room - Three Further Bedrooms - Family Bathroom - Private Gardens To The Rear - Double Garage & Spacious Driveway

## ENTRANCE HALL:

uPVC front door. Understairs cupboard. Radiator.

## CLOAKROOM:

Double glazed window. WC. Wash basin. Heated towel rail. Tiled walls. Tiled floor.

## STUDY:

Dual double glazed sash windows. Radiator.

## SITTING ROOM:

Dual double glazed sash windows to the front and double glazed doors leading to the rear garden. Marble fire surround and hearth with inset coal-effect gas fire. Radiators. Glazed double doors leading to:

## DINING ROOM:

Double glazed door to rear garden. Radiator.





**KITCHEN:**

Modern units and worktops. Integrated 'Neff' appliances: four ring hob with extractor fan over, oven and grill, dishwasher and fridge/freezer. Laminate tiled flooring. Radiator.

**UTILITY ROOM:**

Wall mounted cupboard. Sink and drainer with cupboard below. Space and plumbing for tumble drier and washing machine. Wall mounted 'Worcester' gas-fired boiler. Laminate tiled flooring. Door leading to the side of the property.

**FIRST FLOOR LANDING:**

Double glazed sash window to the front. A spacious area with space for a desk. Access to shelved airing cupboard. Access to loft space.

**MASTER BEDROOM:**

Dual double glazed sash windows to the front. Fitted double wardrobe. Radiator.

**EN-SUITE SHOWER ROOM:**

Obscure double glazed window to side. WC. Wash basin with drawer below. Enclosed shower cubicle. Fully tiled walls and floor. Heated towel rail.

**BEDROOM TWO:**

Double glazed window plus double glazed door leading to Juliet balcony. Radiator.

**EN-SUITE SHOWER ROOM:**

Obscure double glazed window. WC. Wash basin with drawers below. Enclosed shower cubicle. Fully tiled walls and floor. Heated towel rail.

**BEDROOM THREE:**

Dual double glazed sash windows to front. Fitted double wardrobe. Radiator.

**BEDROOM FOUR:**

Dual double glazed windows to the rear. Radiator.

**BEDROOM FIVE:**

Double glazed window to rear. Radiator.

**FAMILY BATHROOM:**

Obscure double glazed window to side. Wash basin with drawers below. Bath with mixer taps and shower attachment over. Tiled floor. Heated towel rail.

**OUTSIDE:**

To the FRONT of the property is an open plan area of lawn with a pathway leading to the front door and onwards to the rear garden. There is a large driveway providing off-road parking and giving access to the detached DOUBLE GARAGE with electric up-an-over door, power and light plus a personal door to the side. The private and enclosed REAR gardens are well maintained and include a patio terrace, areas of lawn and established flower and shrub borders. There is a further brick-paved seating area plus a summer house with power and light.



#### 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:

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#### ADDITIONAL INFORMATION:

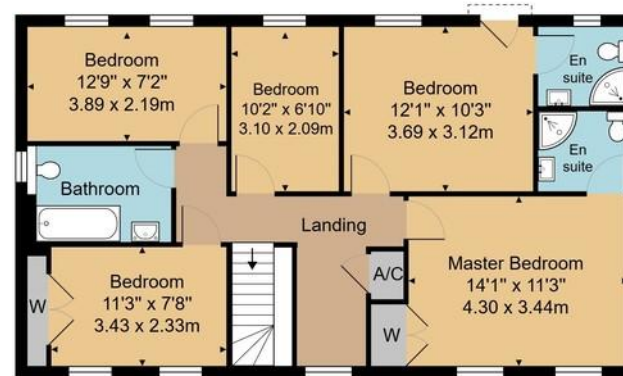
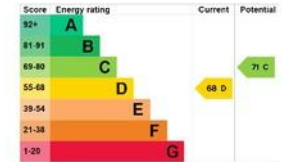
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

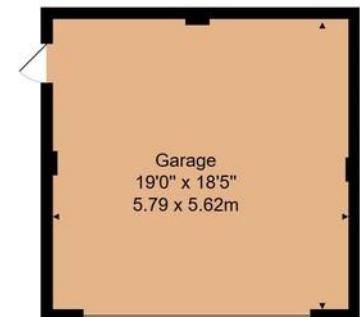
Heating - Gas-fired



First Floor



Ground Floor



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

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

House Approx. Gross Internal Area 1680 sq. ft / 156.1 sq. m  
Garage Approx. Internal Area 354 sq. ft / 32.9 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.

