



TOWER STREET
HEATHFIELD - OFFERS IN REGION OF £345,000



40 Tower Street

Heathfield, TN21 8PB

**Entrance Hall - Downstairs Cloakroom - Large Dual Aspect
Lounge/Diner - Remodelled Kitchen - Spacious First Floor
Landing With Access To Fully Boarded Loft -
Large Front Garden & Further Enclosed Garden To The Rear -
Single Garage En-Bloc**

An attractive half tile hung cottage-style three bedroom semi-detached family home with a large garden to the front, enclosed garden to the rear and single garage en-bloc. The accommodation features a spacious lounge/diner and remodelled kitchen. The property is conveniently situated just a short stroll from Tower Recreation Ground and approximately half a mile from Heathfield Town Centre with its many shops and facilities. NO ONWARD CHAIN.

ENTRANCE HALL:

Under stairs cupboard. Wood effect flooring. Radiator.

CLOAKROOM:

Double glazed window. WC. Corner wash basin with tiled splash back. Radiator.

LOUNGE/DINER:

Dual aspect with double glazed window in the bay overlooking the front garden and further double glazed window overlooking the rear garden. Open fire with brick surround and stone hearth. Radiators.

REMODELLED KITCHEN:

Double glazed window and double glazed door leading to the rear garden. Range of wall and base cupboards. Laminate worktop with inset electric induction hob, inset one and a half bowl stainless steel sink. Space and plumbing for washing machine and fridge/freezer. Wall mounted gas-fired boiler.



FIRST FLOOR LANDING:

Double glazed window. Built-in linen cupboard. A particularly spacious landing with access to the recently insulated and fully boarded loft beneath a new roof, with wide access hatch and pull down ladder. The spacious loft offers potential for conversion (subject to planning permission) and currently serves as an extensive storage area.

BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer tap. Separate shower cubicle with thermostatic shower featuring a drencher head and hand-held shower. WC. Pedestal wash basin. Wood effect flooring. Inset spotlights. Extractor fan.

BEDROOM ONE:

Double glazed window overlooking the front garden. Built-in wardrobe. Radiator.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Built-in wardrobe. Radiator.

BEDROOM THREE:

Double glazed window overlooking the front garden. Radiator.

OUTSIDE:

There is a long mature garden to the FRONT of the property mainly laid to lawn with mature shrubs and trees. The REAR garden is fence enclosed with lawn, timber shed, timber potting shed, covered storage area and outside power point with plugged in power connection to the timber shed. A gate to the rear leads to the GARAGE en-bloc with up-and-over door (third garage in from the right).

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

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

AGENTS NOTE:

We understand there is a service charge which is currently £40 per annum for the upkeep of the access road to the garages.

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

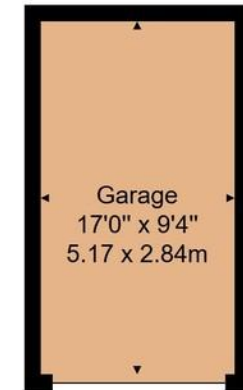
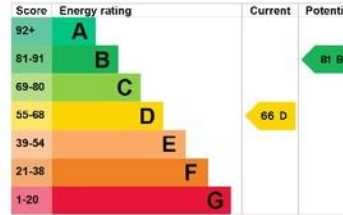


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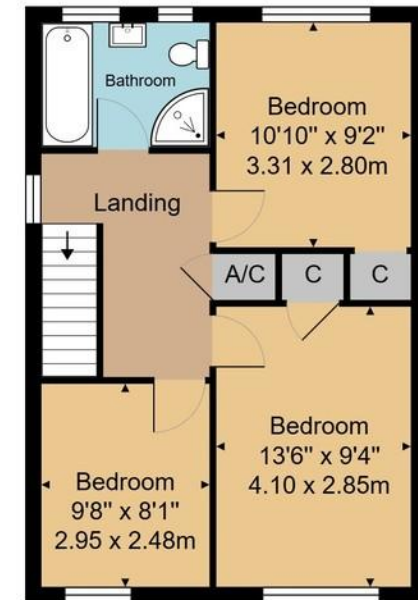
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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



Ground Floor



First Floor

House Approx. Gross Internal Area 973 sq. ft / 90.4 sq. m
Garage Approx. Internal Area 158 sq. ft / 14.7 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.