



IRON LATCH COTTAGE, FOREST LANE
PUNNETTS TOWN, HEATHFIELD - £465,000



2 Iron Latch Cottage

Forest Lane, Punnetts Town,
Heathfield, TN21 9JA

**Spacious Sitting Room With Inglenook Style Fireplace -
Modernised & Extended Kitchen/Diner With Roof Lantern -
Rear Lobby Area - Downstairs Cloakroom - First Floor Landing -
Two Bedrooms - Remodelled Shower Room - Good Size Garden
With Timber Outbuilding Providing Storage & Office/Games
Room - Off Street Parking**

A charming two bedroom semi-detached stone cottage dating we believe to the 1830s and being situated in a country lane location enjoying far reaching views all the way to the south coast. The accommodation features a spacious dual aspect sitting room with Inglenook style fireplace and exposed beams, a modernised and extended kitchen/diner, downstairs cloakroom and modern shower room. There are gardens to the front and rear of the property with a driveway providing off street parking for one vehicle.

SITTING ROOM:

A spacious double aspect room with windows overlooking the front garden and with far-reaching views to the south coast. Beamed ceiling. Inglenook style fireplace with wood burning stove and built in cupboard to the side. Oak flooring. Under floor heating.

KITCHEN/DINER:

Double glazed windows overlooking the rear garden and double glazed French doors. Range of grey fronted matching wall and base cupboards. Wood block worktops and breakfast bar. Inset sink. Space for cooker with stainless steel upstand and extractor hood. Integrated dishwasher and washing machine. Wood effect tiled floor. Wood burning stove. Inset spotlights. Roof lantern. Under floor heating.



REAR LOBBY AREA:

Velux roof window. Door to outside. Inset spotlights.

CLOAKROOM:

Velux double glazed window. Automatic lighting. WC with concealed cistern. Tiled wood effect floor. Wash basin.

FIRST FLOOR LANDING:

Velux double glazed window with stunning panoramic view to the south coast. Access to the loft space. Airing cupboard housing the hot water cylinder with slatted shelving above. Engineered oak flooring.

BEDROOM ONE:

Double glazed window with stunning far-reaching views to the south coast. Beamed wall. Built-in cupboard. Electric underfloor heating.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Wood effect flooring. Inset spotlights. Electric underfloor heating.

REMODELLED SHOWER ROOM:

Velux double glazed window. Walk-in shower with thermostatic shower. Wash basin with cupboards under. WC. Tiled floor and walls. Inset spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE:

There is a lawned garden with brick pathway to the front door and driveway providing off street parking. The REAR garden is hedge enclosed and mainly laid to lawn with a large paved patio area and timber outbuilding comprising storage shed and office/games room.

SITUATION:

The property is most pleasantly situated within this favoured and popular Sussex village of Punnetts Town. The village itself enjoys a well-regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides a 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 Etchingham and Stonegate are approximately 9 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 Hastings and Eastbourne being reached within approximately 30 and 45 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, Electricity

Heating – Electric under floor heating

Private Drainage - Sewage treatment plant shared with neighbouring cottage

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

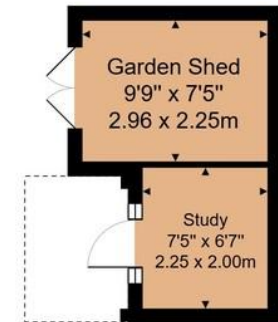
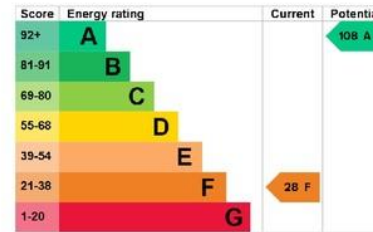


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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Outbuilding



Ground Floor



First Floor

House Approx. Gross Internal Area 945 sq. ft / 87.8 sq. m
Outbuilding Approx. Internal Area 122 sq. ft / 11.4 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.