



ASHWOOD, EDGEHILL CLOSE
HEATHFIELD - £550,000



Ashwood,

Edgehill Close,
Heathfield, TN21 0FD

**Entrance Hall - Sitting Room With Open Fire - Re-modelled
Kitchen/Diner With Granite Worktops - Study - 3
Bedrooms - En-Suite Shower Room - Parking For 4 Cars -
Low Maintenance Landscaped Garden**

An exquisite 3 bedroom detached bungalow situated in a quiet no-through road yet approximately 300 meters from Heathfield town centre. The accommodation features a large sitting room with open fire, re-modelled kitchen/diner with granite worktops & central island, study, bathroom & en-suite shower room to the master bedroom. There are landscaped gardens to the front and rear and parking for approximately 4 vehicles.

ENTRANCE HALL:

Oak flooring. Coved ceiling. Built in cupboard housing hot water cylinder. Radiator.

SITTING ROOM:

Leaded light double glazed window in bay over looking the front garden. Coved ceiling. Feature fire surround with open fire & granite hearth and inset. Oak flooring. Fitted cupboards. Radiator.

KITCHEN/DINER:

Double glazed French doors leading to the garden. Range of cream fronted wall & base cupboards. Granite worktops with inset one and a half bowl sink. Space for Range Style cooker and fridge/freezer, washing machine & tumble dryer. Fitted stainless steel cooker hood. Central island with built in storage. Inset spotlights. Upright radiator.



STUDY:

Double glazed French doors leading to the garden. Fitted cupboards & shelving. Cupboard housing gas fired boiler. Upright radiator.

BEDROOM 1:

Double glazed windows overlooking the garden. Full height & width fitted wardrobes with cupboards over. Further built in storage cupboard. Coved ceiling. Oak flooring. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed window. Shower cubicle with thermostatic shower, drencher head & handheld attachment. Glass shower screen with double sliding doors. WC. Wash basin. Part panelled walls. Inset spotlights. Extractor fan. Radiator.

BEDROOM 2:

Double glazed window. Coved ceiling. Built in wardrobe. Oak flooring. Radiator.

BEDROOM 3:

Double glazed window overlooking the garden. Coved ceiling. Access to loft with pull down ladder. Oak flooring. Radiator.

BATHROOM:

Double glazed window. Roll top bath with chrome feet with mixer taps and shower attachment. WC. Wash basin. Part panelled walls. Coved ceiling. Extractor fan. Radiator.

OUTSIDE:

Lawned garden to the FRONT with parking for approximately 4 vehicles. The REAR garden has been landscaped to provide a decked area. Raised flower & shrub beds. Tiered lawn. Two timber sheds. Gated entrances to both sides of the property. Outside tap & power points.



SITUATION:

The property is in a tucked away position but conveniently located for the centre of Heathfield High Street 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 distance, 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 distance with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.

TENURE:

Freehold.

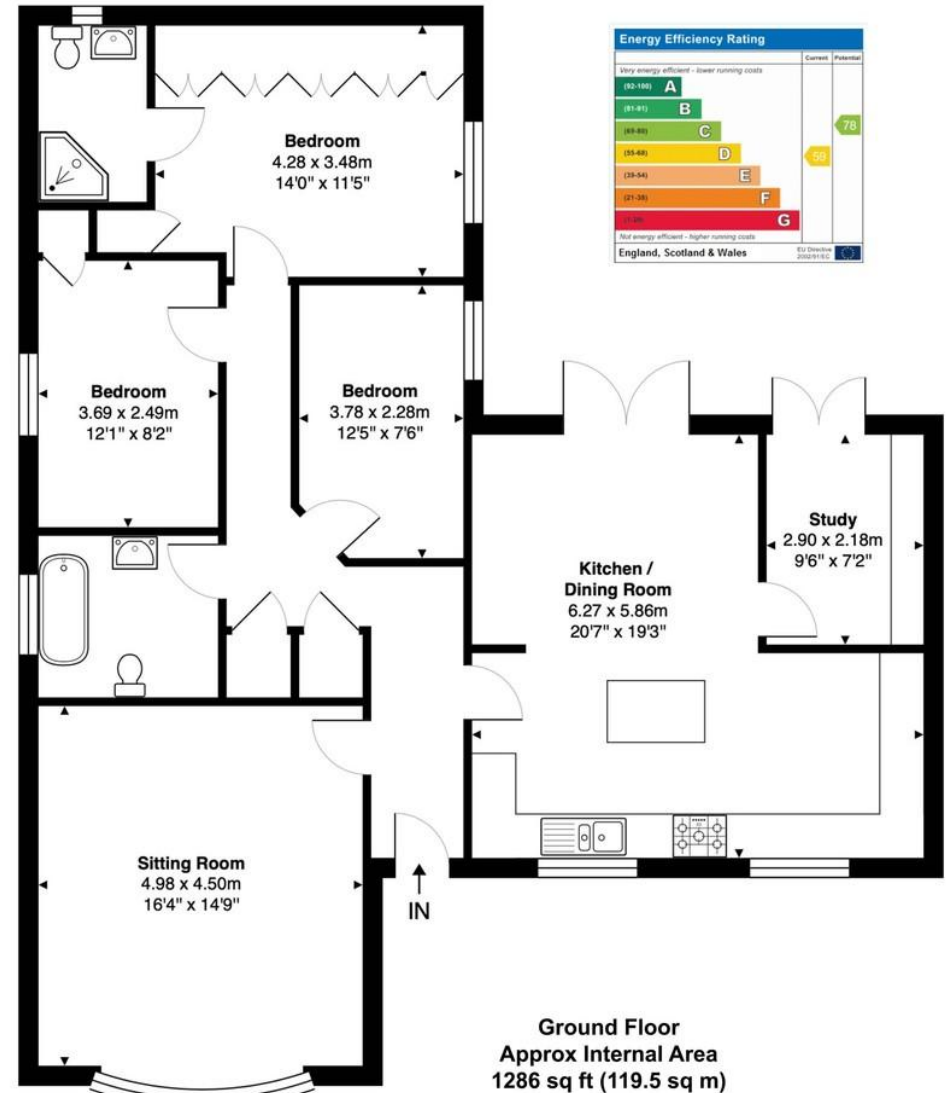
VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

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Not To Scale.
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