



HALTIA

CROSS IN HAND, HEATHFIELD - GUIDE PRICE £475,000 - £500,000



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# Haltia

Cross In Hand,  
Heathfield, TN21 0SR

**Storm Porch - Entrance Hall - Cloakroom - L-Shaped Sitting Room - Modern Kitchen/Diner - 4 Bedrooms - Family Bathroom - En-Suite Shower Room - Good Sized Garden - Single Garage & Parking - Incredible Views Towards The South Downs**

A modern detached 4 bedroom family home situated in the village of Cross In Hand and enjoying fantastic far reaching countryside views towards the South Downs. The accommodation features a modern fitted kitchen/breakfast room with integrated appliances and granite worktops, a spacious sitting room, family bathroom and en-suite shower room. There is a good sized well maintained garden to the rear and a single garage and parking.

## **ENTRANCE HALL:**

Karndean flooring. Cornicing. Radiator.

## **CLOAKROOM:**

Double glazed window. WC. Wash basin with tiled splashback. Cornicing. Radiator.

## **SITTING ROOM:**

Double glazed windows with fitted shutters and double glazed sliding patio doors also with fitted shutters enjoying stunning views towards the South Downs. Cornicing. Built in under stairs storage cupboard. Wooden flooring.





**KITCHEN/DINER:**

Double glazed windows. Range of matching wall and base cupboards with granite worktops. Integrated dishwasher, washing machine and fridge freezer. Inset Franke stainless steel sink. Cornicing. Inset spotlights. Electric induction hob with double oven under and filter hood above. Cornicing. Radiator. Karndean flooring.

**STAIRS TO THE LANDING:**

Double glazed window. Cornicing. Access to the loft, Built in airing cupboard housing the hot water cylinder with slatted shelves above.

**BEDROOM ONE:**

Double glazed window overlooking the garden and with incredible far reaching views towards the South Downs. Radiator. Built in wardrobe.

**EN-SUITE SHOWER ROOM:**

Double glazed window. Shower cubicle with Aqualisa electric shower and folding glass shower door. WC. Pedestal wash basin. Tiled walls. Cornicing. Radiator. Extractor fan.

**BEDROOM TWO:**

Double glazed window. Cornicing. Radiator.

**BEDROOM THREE:**

Double glazed window. Cornicing. Radiator.

**BEDROOM FOUR:**

Double glazed window with far reaching views. Cornicing. Radiator.

**FAMILY BATHROOM:**

Double glazed window. White suite comprising of a panel enclosed bath with chrome mixer taps and shower attachment and glass shower screen. WC. Pedestal wash basin. Cornicing. Radiator. Tiled walls. Extractor fan.



## OUTSIDE:

Raised timber deck with wooden balustrades, lawned area with mature shrub and tree borders, raised vegetable garden, timber shed, single garage with power and light and up and over door approached via a shared drive with additional parking.

## SITUATION:

The property is situated within the popular Sussex village of Cross in Hand that provides a well regarded local bakery, village pub, service station with general shop, health and fitness country club, tennis, rugby and bowls club. The thriving market town of Heathfield is only approximately five minutes drive to the East 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 and 8 miles distant respectively, both providing a service of trains to London in just over the hour. 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 30 minutes drive respectively.

**TENURE:** Freehold

**COUNCIL TAX BAND:** F

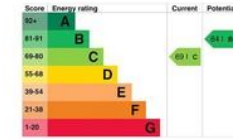
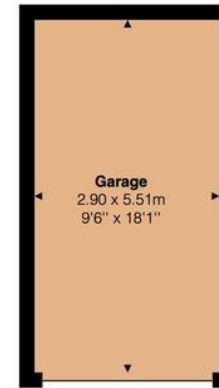
**VIEWING:** By appointment with Wood & Pilcher 01435 862211

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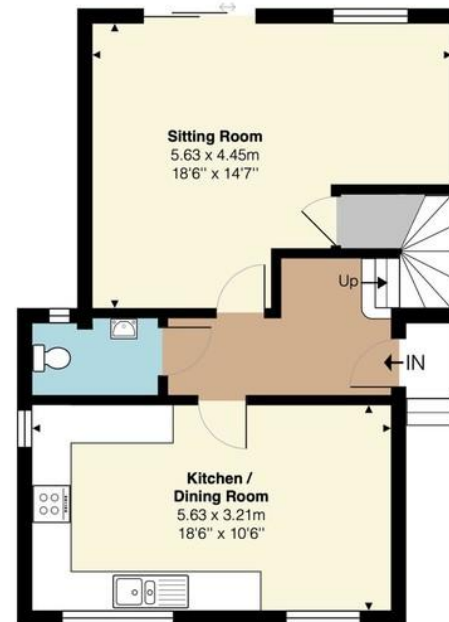


27 High Street, Heathfield,  
East Sussex, TN21 8JR  
**Tel: 01435 862211**

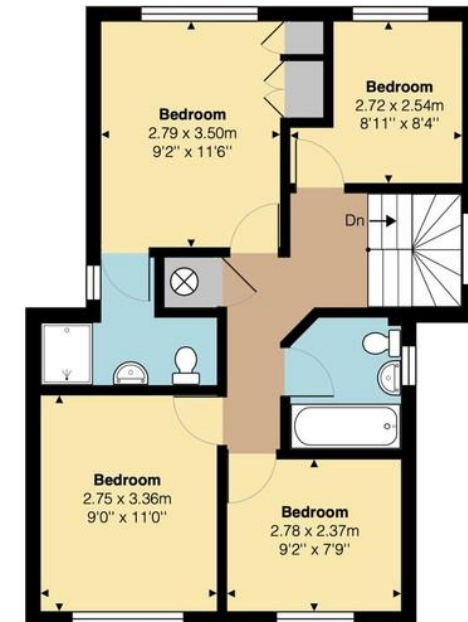
Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
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**Garage**  
Approx Internal Area  
172 sq ft (16 sq m)  
(Not Shown In Correct  
Location / Orientation)



**Ground Floor**  
Approx Internal Area  
553 sq ft (51.4 sq m)



**First Floor**  
Approx Internal Area  
553 sq ft (51.4 sq m)

## Haltia, Cross In Hand, TN21 0SR

Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.  
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