



OAKFIELD



St Marys Road, Heathfield TN21 0EP

Price £275,000



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Nestled within the serene Holy Cross village development, this spacious split-level apartment caters to the comfort and convenience of residents aged 55 and above.

Constructed in 2012 and positioned adjacent to the Grade II Listed Neo Gothic Mansion, this residence offers a tranquil retreat within beautifully landscaped communal gardens.

Boasting two double bedrooms, the accommodation features an en-suite shower room and dressing room, complemented by a modern wet room for added convenience.

The well-appointed kitchen is equipped with integrated appliances, while the inviting sitting room extends to a balcony overlooking the communal gardens and bowls green.

Upon entry, the Entrance Hall welcomes with an electric radiator and built-in airing cupboard, housing the pressurized hot water cylinder.

A video entry phone system ensures security, while emergency pull cords provide peace of mind.

The Sitting Room exudes comfort with electric radiators, double glazed French doors leading to the balcony, and ample storage space in the under stairs cupboard.

The Kitchen enjoys views of the bowling green and communal gardens, featuring wood effect fronted matching wall and base cupboards, laminate worktops, and integrated appliances.

The Wet Room is equipped with essential amenities, including a thermostatic shower and heated towel rail.

The Main Bedroom is adorned with a double glazed Velux window, while the dressing room provides additional storage and access to the en-suite facilities, complete with a corner shower cubicle and heated towel rail.

Outside, residents can enjoy extensive communal gardens, designated parking areas, and access to the bowling green.

With electric heating, a video entry phone system, and emergency pull cords, this apartment ensures both comfort and safety for its discerning occupants.





Location:
The community is surrounded by the protected Possingworth Park, which features a lake and woodland.

A bus stop at the start of the driveway provides connections to Heathfield and Uckfield, where residents can find a variety of shops, supermarkets, and amenities.

The nearest main line station is at Uckfield, offering service to London Bridge and Victoria.

Lease Information

The seller advises that the property is offered as leasehold and has approximately 125 years remaining on the lease from 1st January 2012. The service charge is approximately £2013.80 per 6 months and a ground rent of £250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Kitchen

11'2 x 7'7 (3.40m x 2.31m)

Sitting Room

14'8 x 10'0 (4.47m x 3.05m)

Bedroom

12'6 x 12'3 (3.81m x 3.73m)

Bedroom

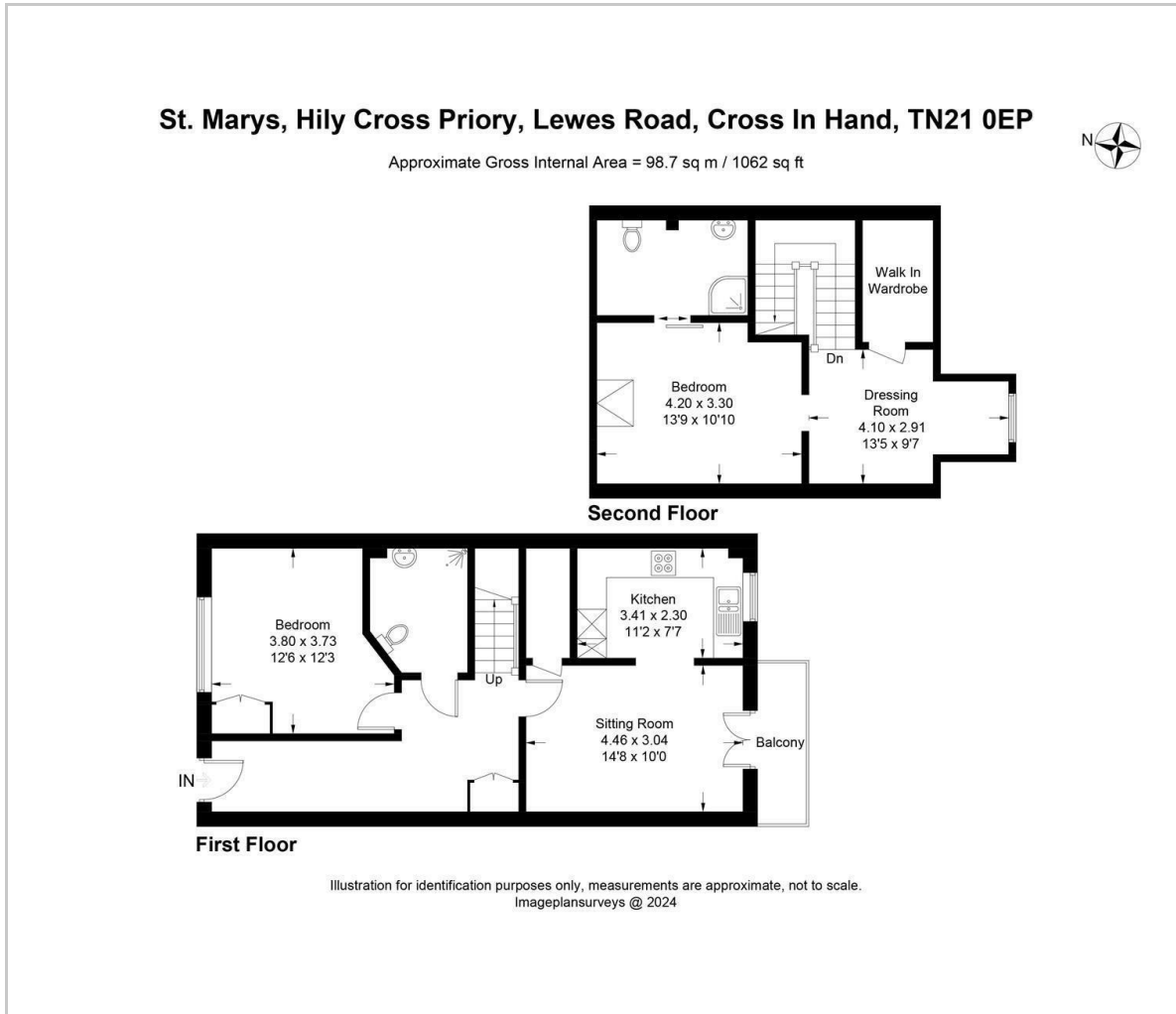
13'9 x 10'10 (4.19m x 3.30m)

Dressing Room

13'5 x 9'7 (4.09m x 2.92m)

Council Tax Band - E £2888

Floor Plan



Viewing

Please contact us on 01435 864233
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

