



OAKFIELD



Streatfield Road, Heathfield, TN21 8LA

Offers In Excess Of £150,000



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## Streatfield Road, Heathfield, TN21 8LA

Welcome to Streatfield Road, Heathfield - an incredibly convenient location in the heart of Heathfield.

This lovely first-floor flat is a perfect opportunity for first-time buyers or investors looking for a property with great potential.

Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The flat boasts one bedroom, offering a comfortable and private space to unwind after a long day.

The bathroom is conveniently located, adding to the functionality of the property.

Built in the late 1980s, this well-maintained block is situated only a short distance to Heathfield High Street and the wealth of independent shops cafes, bakeries and restaurants it possesses.

With 377 sq ft of living space, there is ample room to make this flat your own. The allocated parking space ensures that parking is never a hassle, providing convenience for residents.

Don't miss out on the perfect first time buyer or investment property!





### Lounge

13'0 x 8'9 (3.96m x 2.67m)

### Kitchen

8'9 x 5'11 (2.67m x 1.80m)

### Bedroom

11'1 x 8'9 (3.38m x 2.67m)

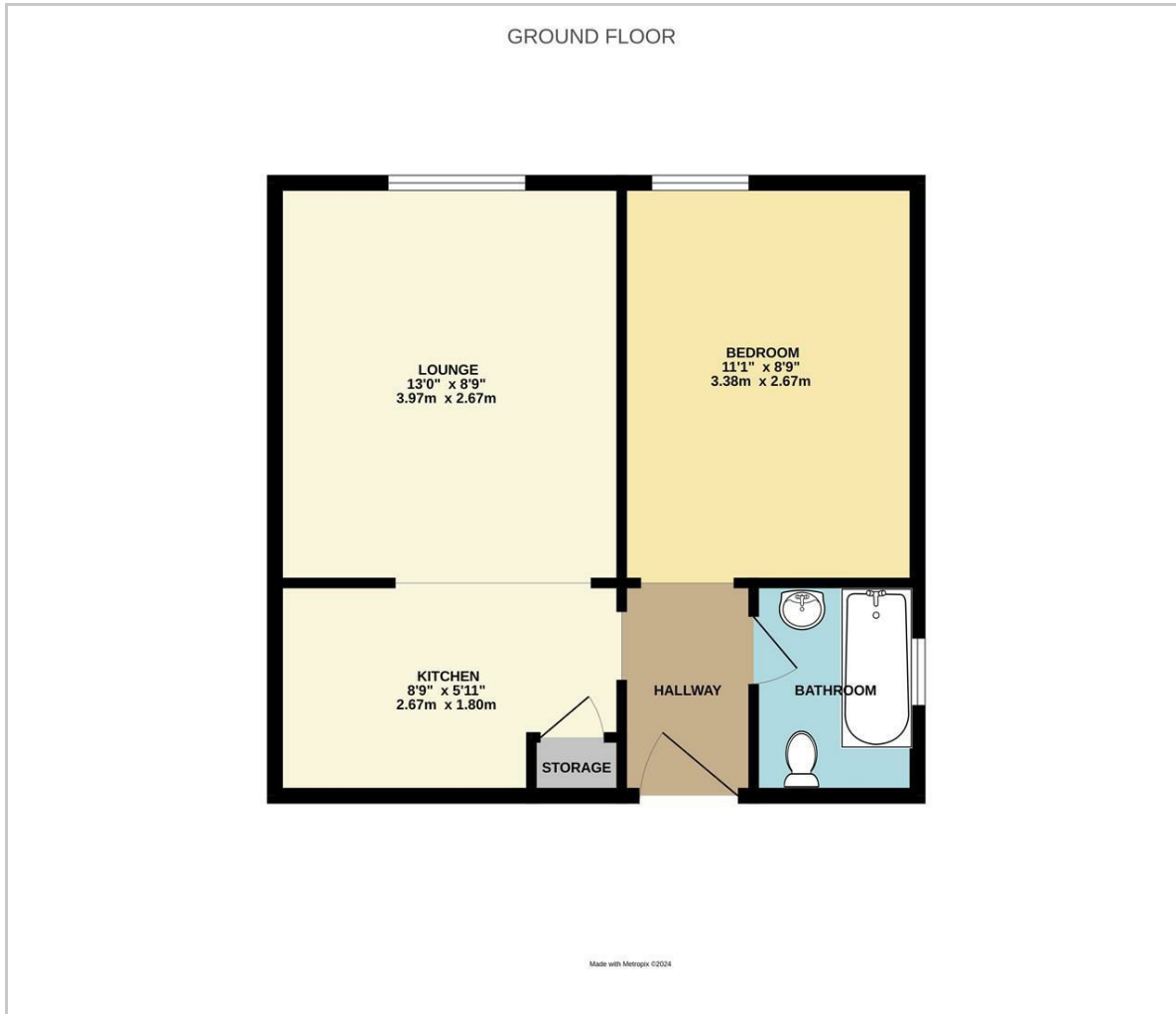
**Council Tax Band - A £1,656 per annum**

### Leasehold Information

The seller advises that the property is offered as leasehold and has approximately 95 years on the lease. The service charge is approximately £989.34 per annum and there is an annual ground rent of £190 p.a.. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

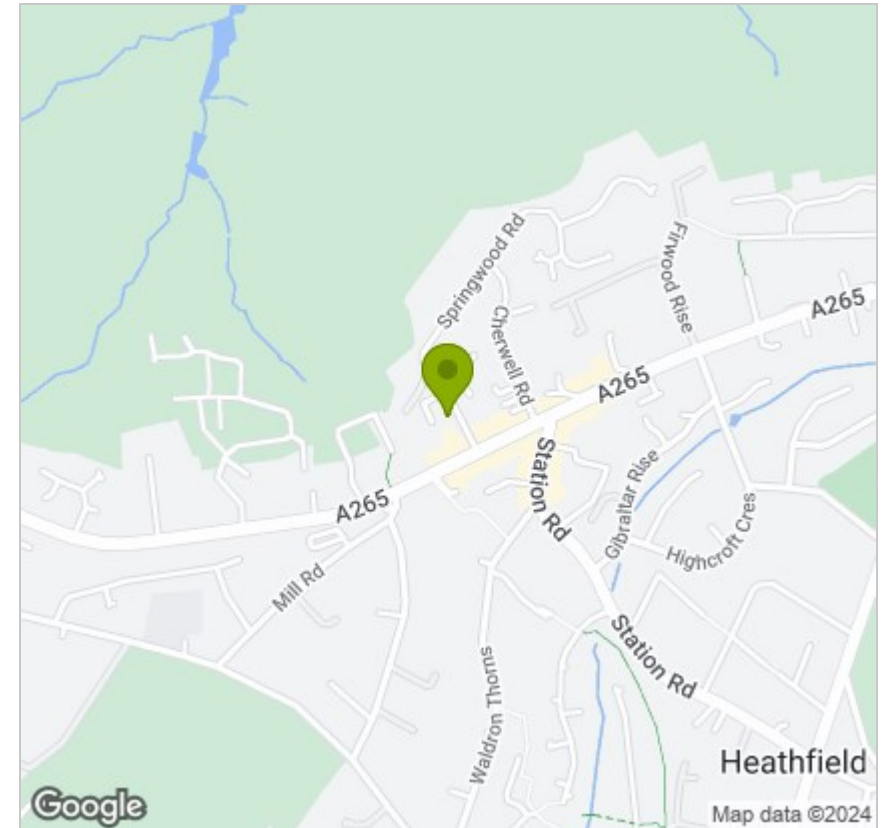


## Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

