



OAKFIELD



Gibraltar Rise, Heathfield

Offers Over £500,000



SUMMARY

This attractive property offers off-road parking and a generous double garage. On entering, you're welcomed by a spacious hallway that leads to a ground floor cloakroom and an impressive kitchen/dining room—tastefully remodelled by the current owners to a high standard.

The large sitting room features a charming brick fireplace, adding character and warmth. From here, patio doors open onto a decked balcony terrace with a covered roof, providing a lovely spot to enjoy the outdoors in all seasons.

The well-maintained garden features a neat lawn, mature trees, established shrub borders, and a flagstone patio—ideal for outdoor entertaining.

Upstairs, the home offers four bedrooms, including a principal suite with an en-suite shower room. A modern family bathroom with a white suite serves the remaining bedrooms.

Conveniently located in the heart of Heathfield, this vibrant market town offers a range of supermarkets, independent shops, cafés, traditional butchers, grocers, a pharmacy, doctor's surgery, and dental services.

The scenic Cuckoo Trail, ideal for walking and cycling, provides a picturesque route between Heathfield and



Eastbourne along the former railway line.

Mainline train services to London are available from Buxted and Stonegate stations, both around 6 miles away.

The historic spa town of Royal Tunbridge Wells—with its excellent shopping, leisure facilities, and renowned grammar schools—is just 15 miles distant.

Coastal towns including Eastbourne and Brighton are also easily accessible, within approximately 35 and 45 minutes' drive respectively.



Living Room

17'9" x 12'1"

Kitchen

18'4" x 11'00"

Bedroom 1

12'1" x 11'8"

Bedroom 2

12'1" x 11'00"

Bedroom 3

12'4" x 8'2"

Bedroom 4

7'8" x 7'7"

Bathroom

7'6" x 4'4"

Balcony

29'6" x 5'10"

Garage

17'8" x 17'8"

Council Tax Band E - £3,188 Per Annum













INFORMATION

Tenure

Freehold

Local Authority

Wealden Borough Council

Council Tax Band

E

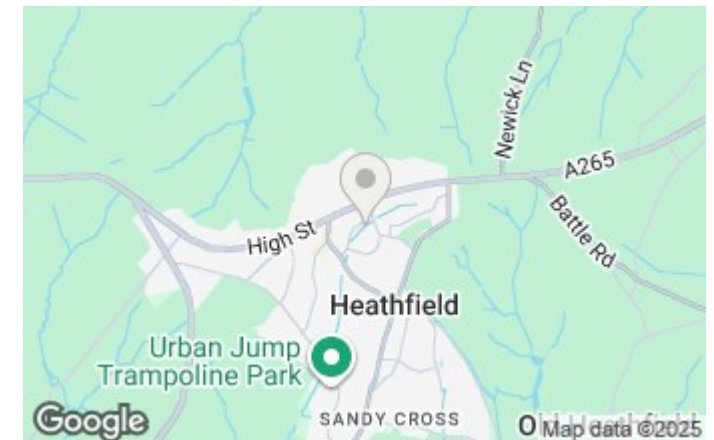
Opening Hours

Monday to Friday	9.00am - 5.30pm
Saturday	9.00am - 4.00pm

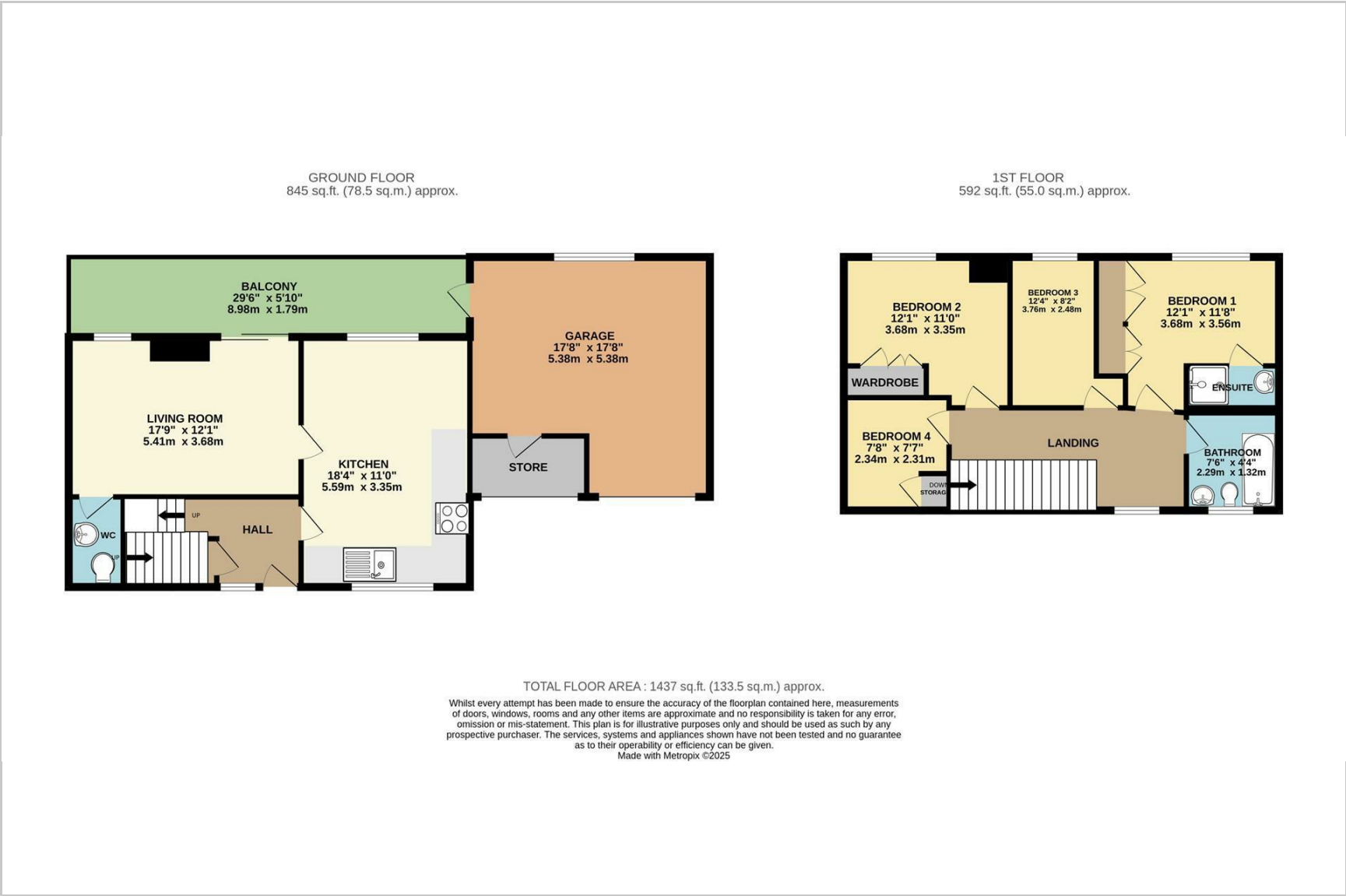
Viewings

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

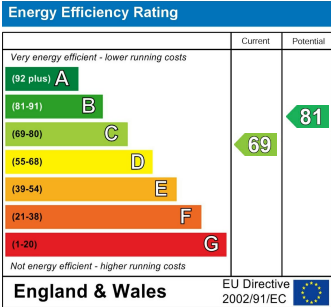
Area Map



Floorplan



Energy Efficiency Graph



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