

# SUMMARY

Price Guide £475,000-£500,000

A stunning four-bedroom, two-bathroom semi-detached Edwardian family home, full of character and charm, ideally located in the heart of the market town of Heathfield.

Beautifully extended to the rear, this impressive property offers generous living space, a delightful garden, and off-road parking.

The highlight of the home is the superb open-plan kitchen and family room, featuring a striking roof lantern and bifolding doors that open onto a spacious patio—perfect for entertaining and modern family living. The garden is a really good size, laid to lawn and isnt overlooked.

The kitchen is fitted with solid oak work surfaces, a traditional butler sink, and a selection of built-in appliances.

To the front, a bright and welcoming lounge boasts a large bay window and an open log fire, creating a warm and inviting atmosphere with its original features and character. A cloakroom is conveniently located in the hallway.







Upstairs, the first floor comprises three double bedrooms, two with built-in storage, and a bright, well-appointed family bathroom.

Stairs lead to the top floor, where the spectacular master suite includes a generous bedroom, a dressing area with fitted wardrobes, an en suite shower room and wonderful views.

Externally, the property enjoys a hedge-enclosed front garden alongside a driveway with parking for two vehicles. The property has been fitted with an electric car charger, allowing convenience to charge your electric car if required. Side access leads to the attractive rear garden, while a storm porch enhances the elegant front the property offers.



#### Council Tax Band - E - £3188

Lounge

14'10 x 13'10

**Dining Room** 19'9 x 16'4

Kitchen

17'11 x 11'6

Bedroom 1 13'1 x 12'6

Bedroom 2 11'2 x 10'7

**Bedroom 3** 10'7 x 9'4

Master Bedroom 19'7 x 17'7





























# INFORMATION

#### Tenure

Freehold

#### **Local Authority**

Wealden District Council

#### Council Tax Band

Ε

#### **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.

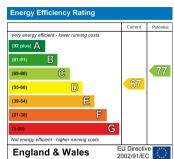
### Area Map



#### **Floorplan**

## GROUND FLOOR 565 sq.ft. (52.5 sq.m.) approx. 1ST FLOOR 638 sq.ft. (59.3 sq.m.) approx 2ND FLOOR 469 sq.ft. (43.6 sq.m.) approx. WARDROBE LOUNGE 14'10" x 13'10" 4.52m x 4.22m BATHROOM BEDROOM 1 13'1" x 12'6" 3.99m x 3.81m MASTER BEDROOM 19'7" x 17'7" 5.97m x 5.36m HALLWAY ENSUITE LANDING wc C BEDROOM 2 11'2" x 10'7" 3.40m x 3.23m BEDROOM 3 10'7" x 9'4" 3.22m x 2.84m KITCHEN 17'11" x 11'6" 5.46m x 3.51m TOTAL FLOOR AREA: 1672 sq.ft. (155.3 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025

## **Energy Efficiency Graph**



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