

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Hurstshaw Gardens, Heathfield, TN21 9EP

- ▼ Garage
- ▼ 2 Double Bedrooms
- ▼ 2 Reception Rooms
- ▼ Private & Communal Garden
- ▼ Village Location
- ▼ Quiet Country Lane



## EPC RATING

Current:

37 | F

Potential:

58 | D

£270,000 - £280,000



## Hurstshaw Gardens, Heathfield, TN21 9EP

\*\*\*GUIDE PRICE £270,000 - £280,000\*\*\* Nestled in the heart of the picturesque village of Vines Cross, this delightful 2-bedroom terraced house offers a perfect blend of rural charm and modern convenience. Situated on a peaceful country lane, the property enjoys a tranquil setting within walking distance of a friendly local pub, and just a short drive to Heathfield town centre and local schools. Upon entering, a welcoming porch leads into a spacious lounge and dining area, ideal for relaxing or entertaining. A separate kitchen offers ample space for cooking, and the bright conservatory to the rear provides a lovely spot to enjoy views of the garden in all seasons. Upstairs, you'll find two generously sized double bedrooms and a well-appointed family bathroom. Outside, the property benefits from a private rear garden, perfect for summer barbecues or gardening enthusiasts, and a garage en-bloc for additional storage or parking. Residents also enjoy access to a large communal garden area and a charming duck pond, adding to the property's peaceful village feel. Ideal for first-time buyers, small families, or anyone seeking a quiet lifestyle within easy reach of amenities and schools, this home offers countryside living with convenience.

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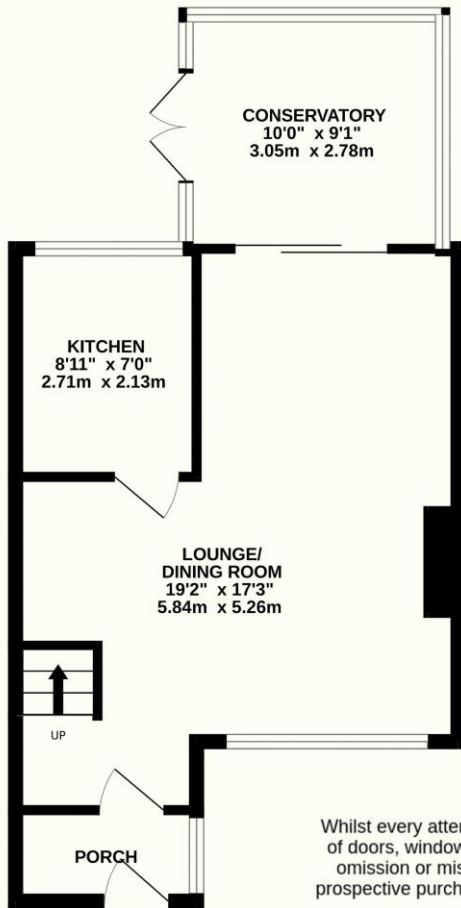
Peter Oliver

The Property  
Ombudsman

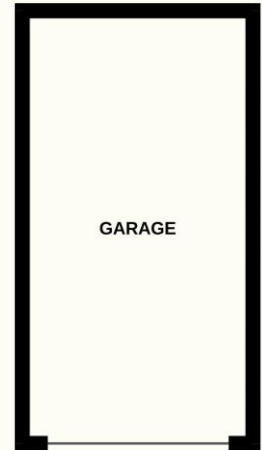
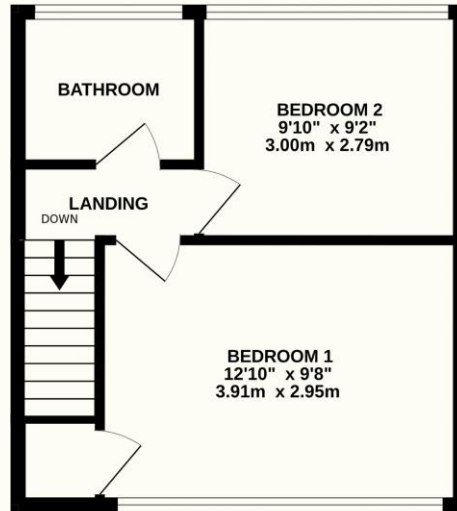
The Property  
Ombudsman  
LETTINGS



GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 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.  
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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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