

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Marshlands Lane, Heathfield, TN21 8EY

- 4/5 Bedroom Detached
- Wrap Around Garden
- 2/3 Reception Rooms
- Lots Of Off Road Parking
- Garage
- Close To Town



EPC RATING

Current:
67 | D

Potential:
79 | C

£525,000



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Situated on Marshlands Lane, Heathfield, this spacious and versatile home offers over 2,050 sq ft of accommodation, perfectly designed for modern family living. The property enjoys a wrap-around garden and the benefit of two separate driveways, providing generous parking options – one of which leads directly to the garage. The ground floor offers an excellent flow, with a particularly impressive lounge/diner that is incredibly bright thanks to its multiple aspects, creating the ideal space for both relaxing and entertaining. The well-appointed kitchen/breakfast room opens conveniently to a utility space, while additional reception rooms provide flexible options for a home office, snug, or playroom. There are three bedrooms on the ground floor, including a principal bedroom with a dressing room and en-suite shower, as well as a family bathroom. Upstairs, you'll find further versatile rooms, including a large double bedroom, study space, and an additional shower room, making the layout adaptable to a wide range of needs. Outside, the wrap-around gardens are private and well-proportioned, offering plenty of space for outdoor dining, play areas, or further landscaping. The property is also just a short distance from Heathfield town centre, providing easy access to shops, schools, and local amenities, while still enjoying a peaceful residential setting. This is a bright, spacious, and versatile home with generous parking, excellent living space, and a highly convenient location.

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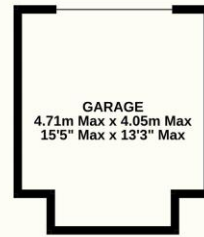
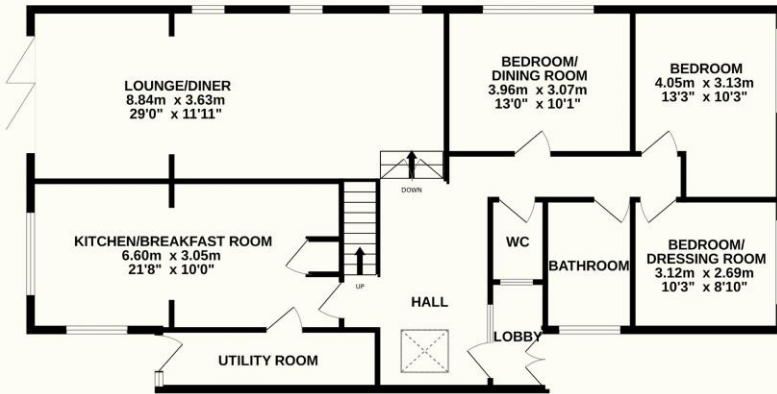
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GROUND FLOOR 119.2 sq.m. (1283 sq.ft.) approx.



1ST FLOOR 53.4 sq.m. (575 sq.ft.) approx.



TOTAL FLOOR AREA : 196.3 sq.m. (2113 sq.ft.) 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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info@peteroliverhomes.co.uk

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