

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Swaines Way, Heathfield, TN21 0AN

- ▼ 3 Bedroom Semi-Detached
- ▼ Converted Garage
- ▼ 2 Reception Rooms
- ▼ Off Road Parking
- ▼ Large Garden
- ▼ Utility Room & Sun Terrace



## EPC RATING

Current:

67 | D

Potential:

85 | B

**£325k - £350k**





## Swaines Way, Heathfield, TN21 0AN

Step into this charming semi-detached bungalow, tucked away in a peaceful corner of Heathfield just moments from the picturesque Cuckoo Trail. As you arrive, you're greeted by a shared driveway offering convenient off-road parking, and a neat front garden that sets the tone for what lies beyond. Through the front door, you enter a welcoming dining entrance hall, which flows seamlessly into the heart of the home. To your left, a bright and spacious living room invites you to unwind, with ample natural light pouring in through large windows. From here, double doors open onto a sun terrace, perfect for enjoying your morning coffee or relaxing in the evening sun. Just beyond the hallway, a ground-floor bedroom offers flexibility, ideal for guests, multi-generational living, or a cosy reading nook. A modern shower room sits nearby, thoughtfully designed for convenience and comfort. The kitchen is well-equipped with generous worktop space and cabinetry, and leads directly into a practical utility room, making everyday tasks a breeze. One of the standout features of this property is the converted garage, now transformed into a stylish and functional home office, a dream setup for remote working, creative pursuits, or even a private retreat.

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The Property  
Ombudsman

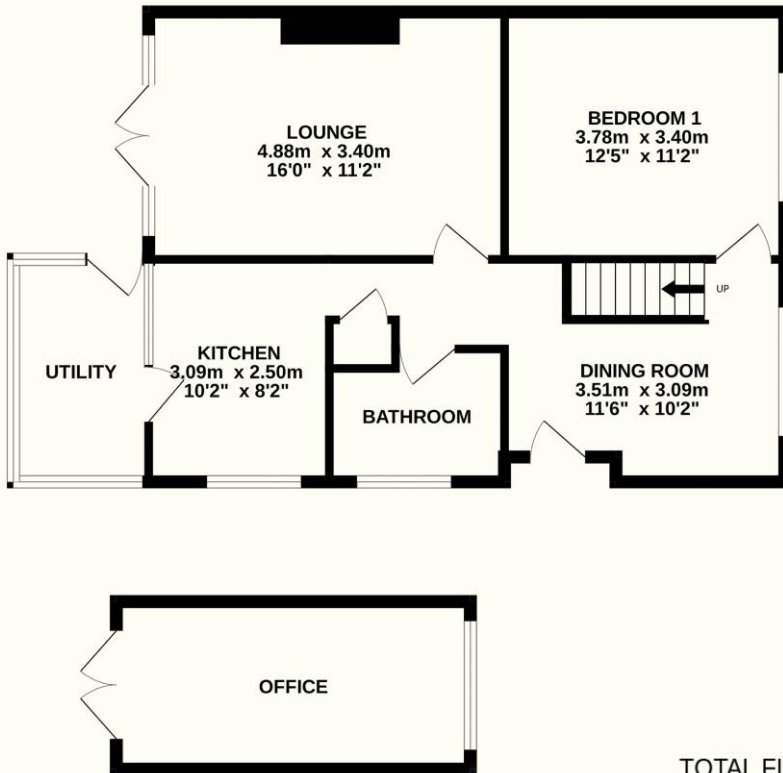
The Property  
Ombudsman  
LETTINGS







## GROUND FLOOR 62.8 sq.m. (676 sq.ft.) approx.



## 1ST FLOOR 25.8 sq.m. (278 sq.ft.) approx.



**TOTAL FLOOR AREA : 100.0 sq.m. (1076 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: C**

**MAINTENANCE/SERVICE CHARGE: N/A**

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