

01825 703000  
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Peter Oliver



Station Road, Heathfield, TN21 8GA

- ▼ Deceptively Spacious
- ▼ Two Double Bedrooms
- ▼ Close To High Street
- ▼ Allocated Parking
- ▼ Gorgeous Views
- ▼ Top Floor Apartment



### EPC RATING

Current:

78 | C

Potential:

78 | C

**£225,000**



## Station Road, Heathfield, TN21 8GA

This inviting top-floor flat offers generous living spaces and an exceptionally convenient location close to Heathfield High Street, with a wide range of shops, cafés and bus services just moments away. Ideal for first-time buyers, downsizers or investors, the property combines practicality with impressive room proportions. The flat features two notably large bedrooms, both offering ample space for furnishings and a comfortable, relaxed feel. One of the bedrooms enjoys gorgeous far-reaching views stretching toward the South Downs, providing a wonderful sense of openness and a picturesque backdrop throughout the day. A welcoming hall leads to a spacious open-plan kitchen/lounge, creating a bright social hub for cooking, dining and unwinding. The modern bathroom completes the well-balanced layout. Further benefits include allocated parking, adding to the ease and convenience of this well-located home. This top-floor flat offers both space and scenery, making it a standout choice for those seeking comfortable living close to Heathfield's amenities.

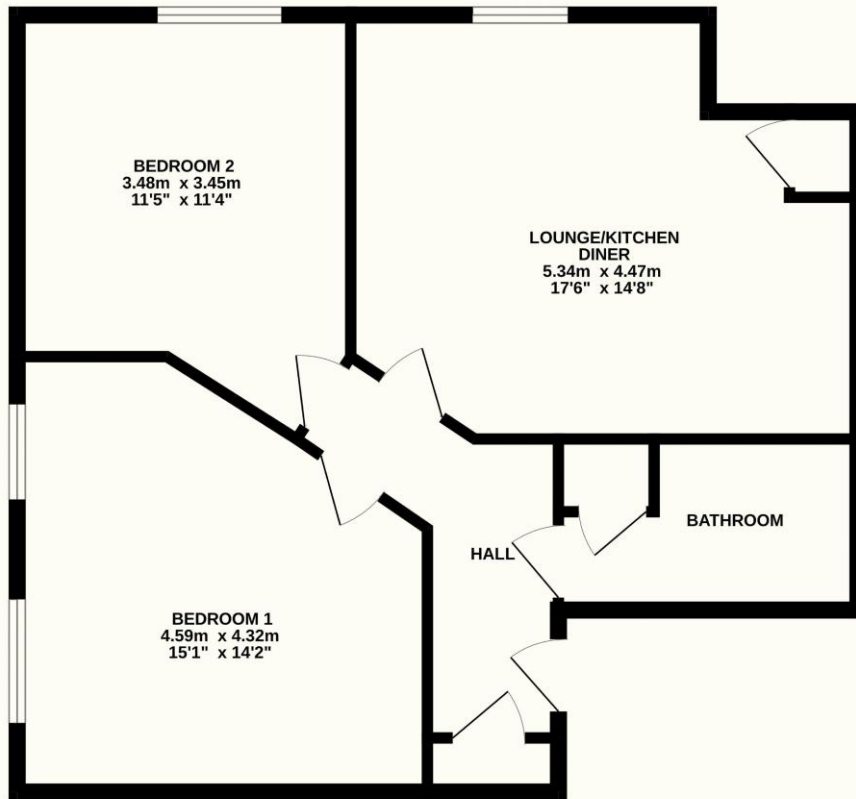
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TOTAL FLOOR AREA : 64.8 sq.m. (698 sq.ft.) approx.

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: LEASEHOLD

ANNUAL SERVICE CHARGE: 1200

GROUND RENT: 250pa

COUNCIL TAX BAND: C

LEASE LENGTH: 105

SERVICE CHARGE/RENT REVIEW DATES: TBV

**Details provided by owners and would need to be verified before purchase**

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