01825 703000 info@peteroliverhomes.co.uk

## Peter Oliver





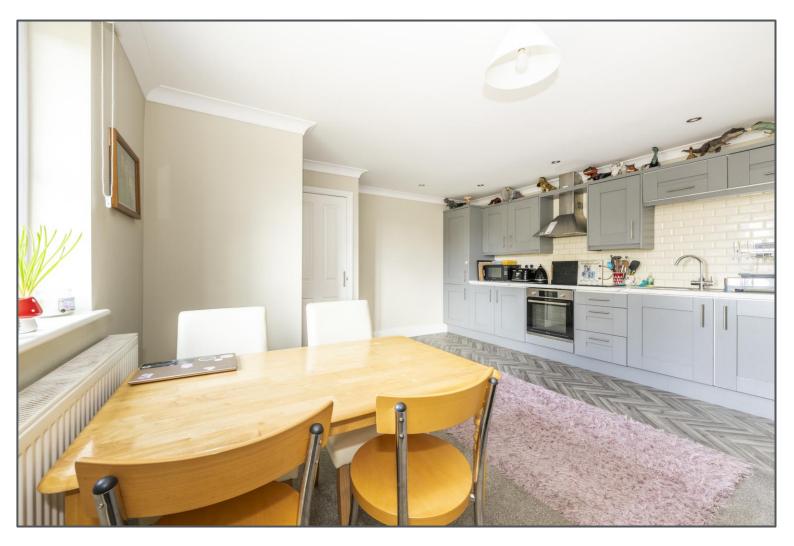
Station Road, Heathfield, TN21 8GA

- 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.







## BEDROOM 2 3-48m x 3.45m 11°5" x 1.14" LOUNGERITCHEN 5.34m x 4.47m 17°6" x 3.48" HALL Assen x 4.42m 15°1" x 1.42" BATHROOM White every streng bala been made to ensure the accuracy of the Bougle contented been, measurements of doors, window, rooms and any other forms are approximate and for responsible tisselfs for any crucy official or miss desired. This plan is for intractive purposes over and should be used as such by any prospective purchasee. This services, systems and applicance shown have not been instead and no genamatice as a to him when the parts of the intractive purposes over and depolar to shown have not been instead and no genamatice.



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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The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are