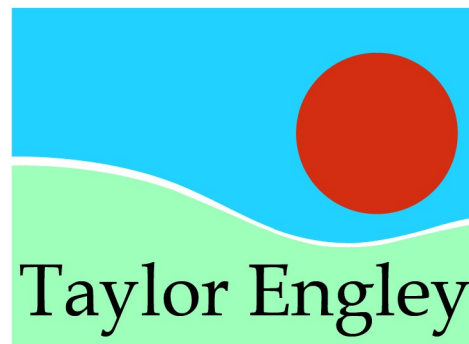


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**25 Frenches Farm Drive, Heathfield, East Sussex, TN21 8BQ**

**Price £298,000 Freehold**

**\*\* CHAIN FREE \*\* DIRECT ACCESS TO THE CUCKOO TRAIL \*\* GARAGE \*\* A well loved, mews style property located within a 10 minute walk of Heathfield High Street and convenient, and popular location for schools, shops, buses. This lovely property offers spacious entrance hallway, fitted kitchen, good size sitting room and conservatory leading to the rear garden. To the upstairs comprises two double bedrooms and bathroom/wc. Other benefits include double glazing, gas central heating and garage located in a nearby block. EPC - C**





**\* CHAIN FREE \* POPULAR LOCATION \* TWO DOUBLE BEDROOMS \* FITTED KITCHEN \* SPACIOUS SITTING ROOM \* CONSERVATORY \* BATHROOM/WC \* REAR GARDEN ADJACENT TO THE CUCKOO TRAIL \* GARAGE LOCATED NEARBY \* DOUBLE GLAZED \* GAS CENTRAL HEATING \* EPC**

Heathfield is surrounded by beautiful, rolling Sussex countryside and has magnificent views to the south from the High Street. Heathfield is a small market town standing on a ridge and acquired its Market Charter in February 1316 during the reign of Edward II, the market town is 16 miles from the coastal town of Eastbourne and 17 miles from the historic spa town of Royal Tunbridge Wells in Kent. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents together with the famous Cuckoo Trail which was an old railway line running from Heathfield to Polegate offering countryside walks and cycling with the family, The Cuckoo Trail got its name from an old Sussex tradition of releasing a cuckoo at the Heathfield Fair.



## ACCOMMODATION COMPRISES

Part Georgian style glazed front door leading into

### ENTRANCE HALLWAY

5'11 x 6'5 (1.80m x 1.96m)

Spacious hallway comprising of radiator, wall mounted fuse box, telephone/fibre sockets, stairs to first floor landing, Georgian style glazed door to the sitting room.

### KITCHEN

9' x 5'6 (2.74m x 1.68m)

Fitted with full range of wall and base units incorporating cupboards and drawers, double oven with four ring gas hob and extractor over, stainless steel sink unit and drainer with chrome mixer tap, spaces for washing machine and fridge freezer, Georgian style double glazed window to the front.

### SITTING ROOM

15'1 x 11'9 (4.60m x 3.58m)

Good size room having recently been carpeted, ample power sockets, radiator, television aerial socket and telephone sockets, wall mounted thermostat control, archway leading to

### CONSERVATORY

9'4 x 8'9 (2.84m x 2.67m)

Under floor heating, decorative tiled floor, radiator, polycarbonate roof, privacy panels to both side, double glazed windows to the rear garden and French doors leading to the rear garden and power sockets.

### FIRST FLOOR LANDING

Hatch to loft space power sockets.

### BEDROOM ONE

11'10 x 10'1 narrowing to 8'4 (3.61m x 3.07m narrowing to 2.54m)

Radiator, Georgian style double glazed window overlooking the rear garden.

### BEDROOM TWO

9' x 11'11 narrows to 8'6 allowing for bulk head a (2.74m x 3.63m narrows to 2.59m allowing for bulk h) Georgian style double glazed windows overlooking the front, radiator, built in cupboard with shelving, dimmer switch.

### BATHROOM/WC

6'5 x 5'7 (1.96m x 1.70m )

White suite comprises of panel bath with hand held shower over with bi-folding shower screen, fully tiled bathing area, pedestal wash hand basin, low level flush wc, heated towel radiator, tiled floor, inset ceiling spotlights, extractor fan and wall tall wall mounted cupboard with shelving and mirrored front.

### OUTSIDE TO FRONT

Low maintenance front garden which is set back from the road, with pathway leading to the front door, attached brick built storage cupboard.

### REAR GARDEN

Private enclosed rear garden with patio with steps leading to 'secret garden style area', the garden is enclosed by panel fencing and has the potential to re-instate the rear gate to the Cuckoo Trail.

### GARAGE

Located in a nearby block with white up and over garage door.

### N.B

There is a Frenches Farm Drive Management Company set up for the communal area which is currently £130 per annum

### BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

### COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( b ) £1,895.25

### MEASUREMENT DISCLAIMER

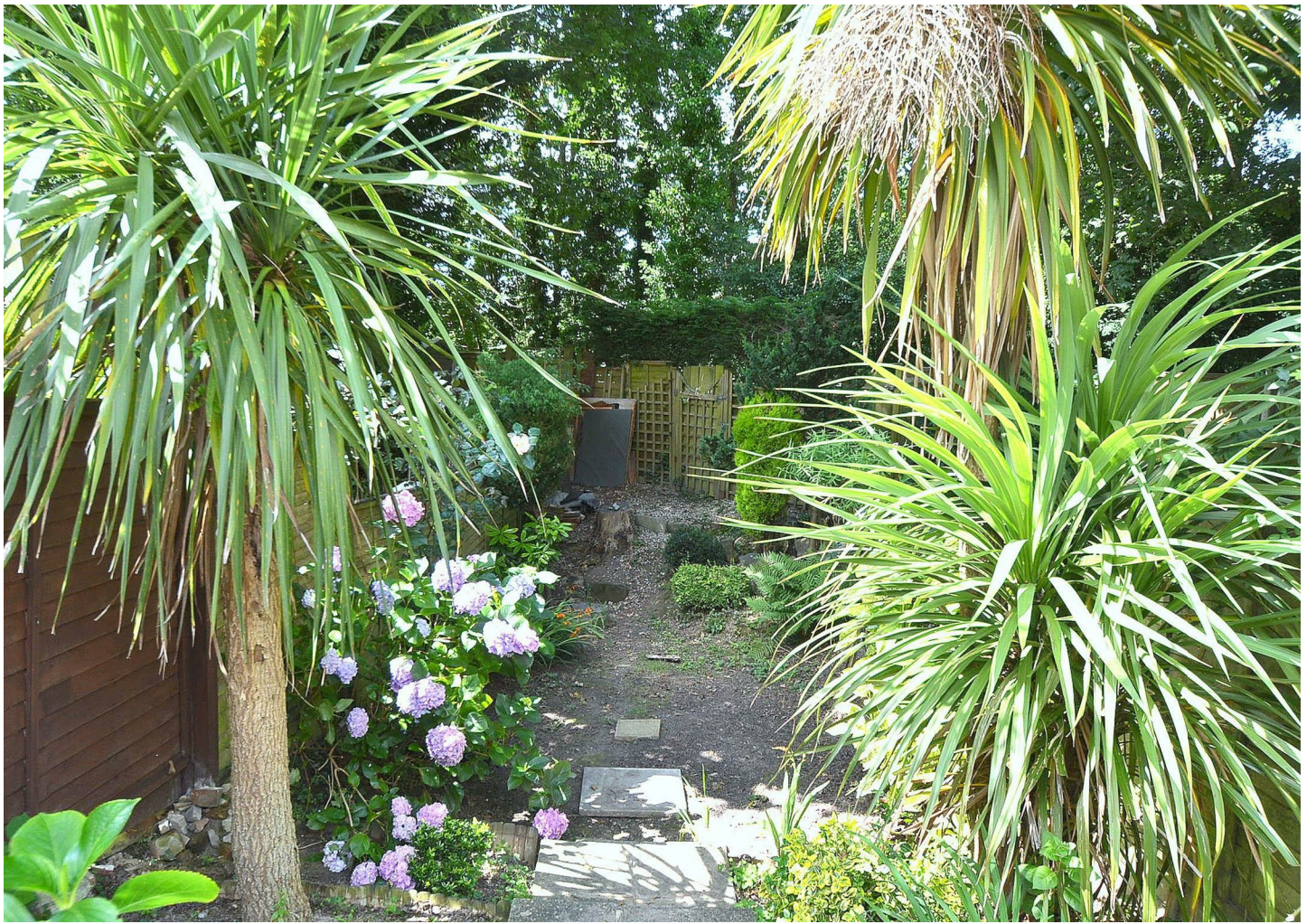
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.







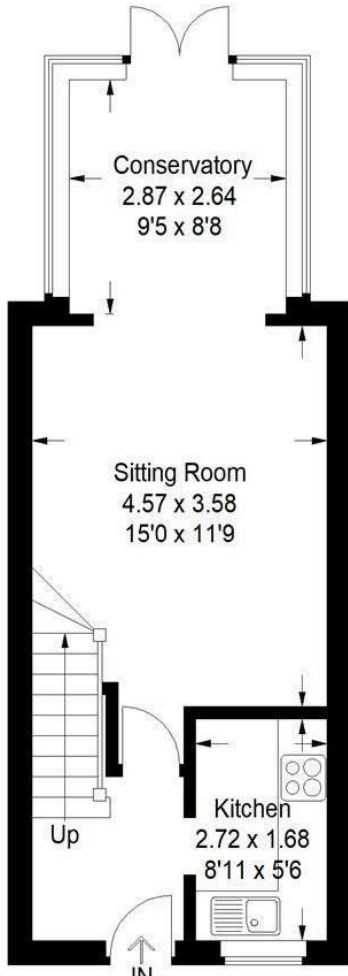




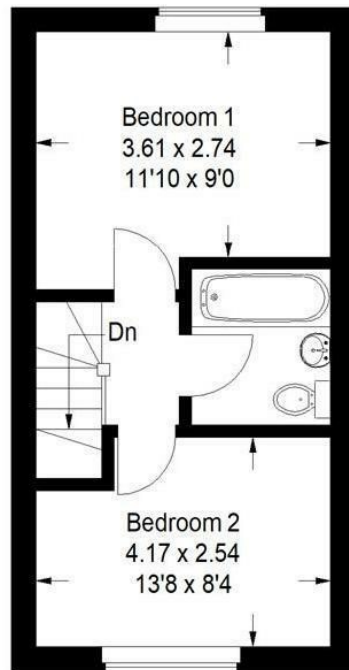


# Frenches Farm Drive, Heathfield, TN21 8BQ

Approximate Gross Internal Area  
62.4 sq m / 672 sq ft

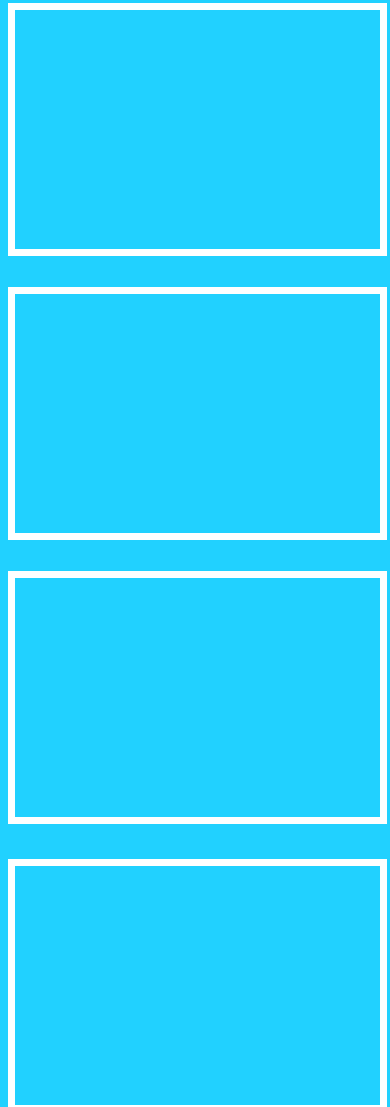


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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