



Flat 2, Heathfield Heights 58-62 High Street

Heathfield, TN21 8JB

Guide Price £180,000 - £200,000

**MANSELL
McTAGGART**
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Flat 2, Heathfield Heights

- Chain free
- Currently tenanted
- Rental income £825.00 pcm
- Recently converted
- Beautifully finished
- Modern appliances
- Convenient High Street location
- Modern white bathroom suite
- Recently fitted floor coverings
- Neutrally decorated throughout

A beautifully converted one bedroom top floor apartment centrally positioned in the high street within walking distance of the town amenities.

This impressive apartment affords 633sq ft finished to an exact standard and benefits from all the modern luxuries of a new home. Brand New UPVC double glazed windows and sky lights, Worcester boiler, floor coverings, modern fitted white bathroom suite, a modern shaker style kitchen with ceramic Beko hob and matching appliances were all installed when the flat was converted in 2016.

Comprising in brief; entrance hallway, walk-in cupboard housing domestic boiler, storage cupboard with Beko washing machine, a 19'10 x 17' sitting room with open kitchen, a 15'1 bedroom and modern fitted white bathroom suite.





Flat 2, Heathfield Heights

Heathfield Heights is conveniently positioned just off Heathfield High Street, which offers a good range of shopping and leisure facilities including Waitrose, CO-OP and Sainsbury's supermarkets. Heathfield is an active market town with a variety of primary schools, a secondary school, medical amenities, sports centres and gyms along with a range of shops cafes and restaurants.

Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 30 minutes drive respectively.

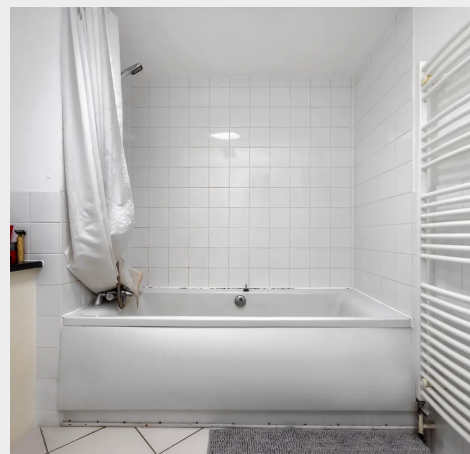
Council Tax band: B

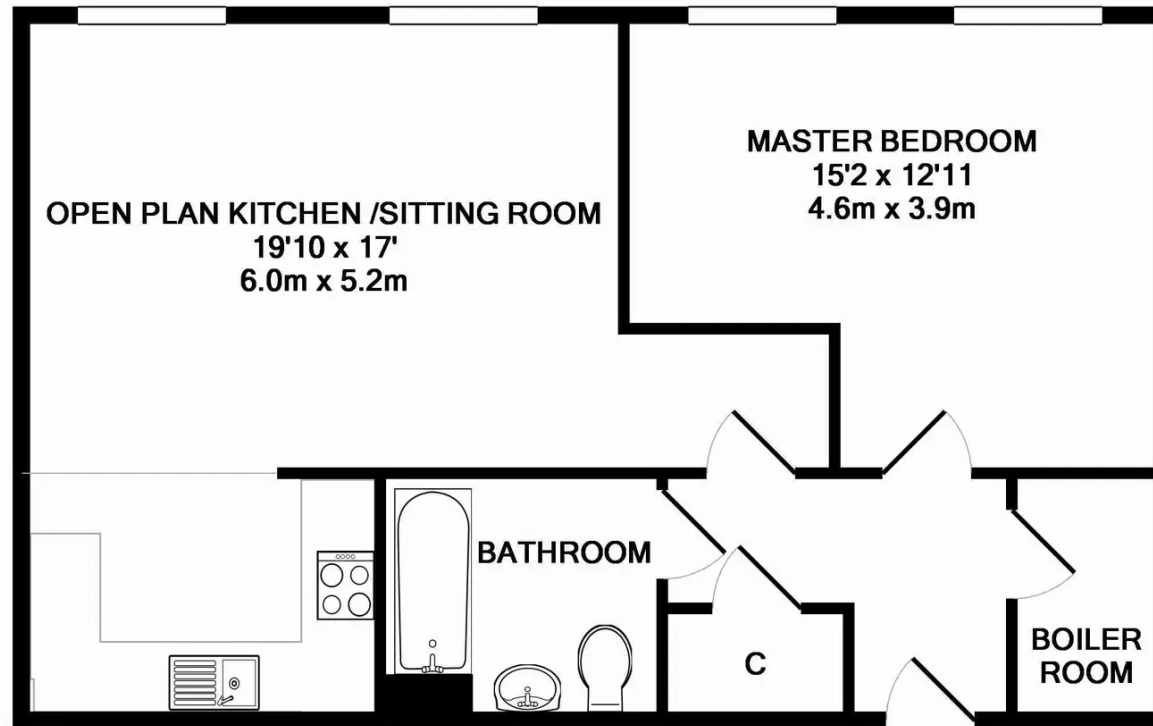
EPC Rating: C

Tenure: Leasehold

Lease 999 years from 2016

Service/Maintenance Charge: £105 month





TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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