



Robins Nest, Cross In Hand TN22 0LS
Heathfield

£800,000
MANSELL
McTAGGART
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Robins Nest

Cross In Hand, Heathfield

An exceptional brand new 4 double bedroom 3 bathroom detached family home, occupying a pleasant corner plot with a substantial detached garage block with home office/store. Forming part of a select small development within walking distance of the Heathfield High Street.

Robins Nest is an individually designed three storey home constructed by Mid Sussex Homes. The property extends to 1705.74 sq ft offering stunning contemporary living accommodation throughout with luxury bathroom suites, a beautiful kitchen/breakfast room, fine flooring with the ground floor having underfloor heating, and finished to an impeccable order. The garage block is a particular feature of the home, having an EV point and affording 2 bays with a separate home office/store.

The property is entered via central hallway with a cloakroom nearby, there is a generous double aspect sitting room, a kitchen/dining room, fitted with a range of matching units with integrated Neff appliances, induction hob and stone worksurfaces. A set of French doors from the dining area give access to the rear garden and the utility room is found to one side.





Robins Nest

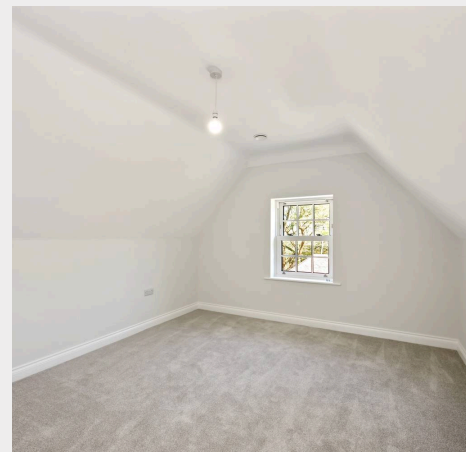
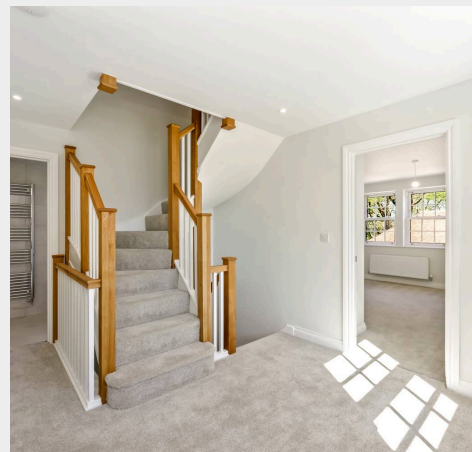
Cross In Hand, Heathfield

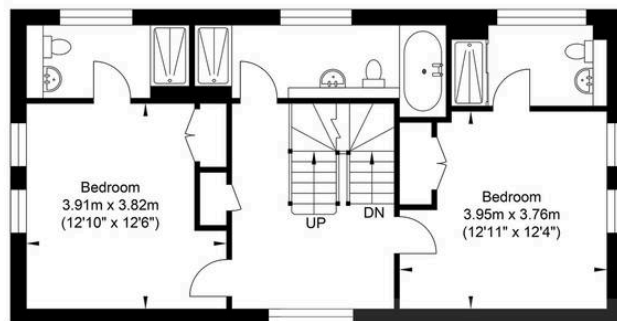
The first floor provides a spacious landing, two en-suite bedrooms and a family bathroom. The second provides two double bedrooms. Outside, the front of the property is approached via a five bar gate and brick paved driveway, which in turn leads to the detached traditionally built carport/garage with timber cladding and tiled roof. There is a front lawn enclosed in part by an attractive brick wall and close board fencing. The rear garden is predominantly laid to lawn, flanked to one side by mature trees. A stone seating terrace adjoining the rear of the property.

Council Tax band: TBD

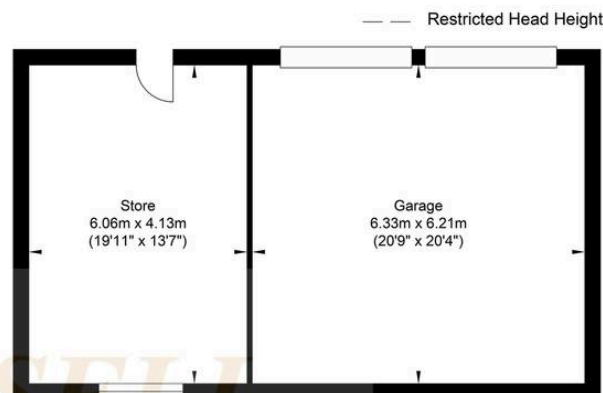
Tenure: Freehold

- An exceptional brand new home occupying a pleasant corner plot
- Finished to an outstanding order
- Underfloor heating throughout the ground floor
- Stunning kitchen/dining room with stone flooring and worksurfaces
- Sitting room
- Utility room
- Two en-suite bedrooms
- Three Luxury bathroom suite
- 10 year new build warranty | EPC B
- Gas Central Heating | Heat recovery

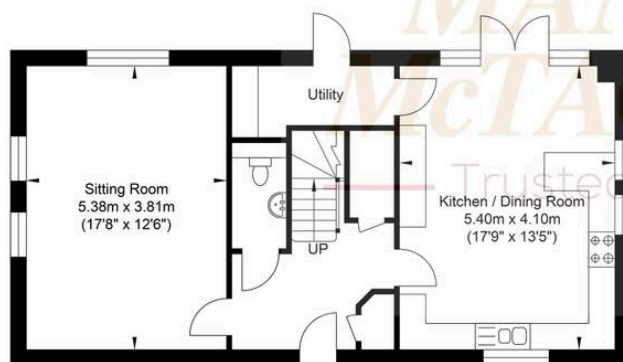




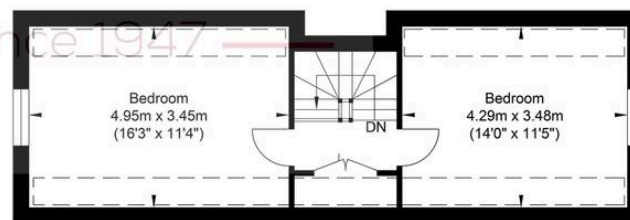
First Floor
Approximate Floor Area
642.49 sq ft
(59.69 sq m)



Outbuilding
Approximate Floor Area
683.0 sq ft
(63.5 sq m)



Ground Floor
Approximate Floor Area
651.21 sq ft
(60.50 sq m)



Second Floor
Approximate Floor Area
412.04 sq ft
(38.28 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 158.47 sq m / 1705.74 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Mansell McTaggart Uckfield

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