

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Hawthorne Close, Heathfield, TN21 8HP

- ▼ 4/5 Bedroom Detached
- ▼ Corner Plot Position
- ▼ Outstanding Rear Garden
- ▼ Large Driveway
- ▼ Beautifully Presented
- ▼ No Onward Chain



EPC RATING

Current:

71 | c

Potential:

79 | c

Guide Price

£600,000 - £650,000



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This beautifully presented detached family home offers spacious and versatile accommodation throughout, perfectly suited to growing families and those seeking flexible living space. Occupying a generous and private corner plot, the property benefits from 4/5 bedrooms, multiple reception areas and outstanding outdoor entertaining space, all within walking distance of the highly regarded Parkside Primary School, Heathfield Community College and the town centre. The welcoming entrance hall provides access to the principal ground floor rooms and immediately sets the tone for the well-maintained and thoughtfully arranged accommodation. The main lounge is a superb family living space, beautifully bright and centred around an attractive log burner, creating a cosy atmosphere during the colder months while still offering ample room for larger furnishings and family gatherings. The kitchen/breakfast room is undoubtedly the heart of the home, offering generous space for cooking, dining and entertaining. With room for a substantial dining table and direct access to the garden and covered entertaining area, it is perfectly designed for modern indoor/outdoor living and social occasions. A further versatile reception room on the ground floor is currently arranged as a fifth bedroom, demonstrating the flexibility of the accommodation. This room could equally serve as a formal dining room, playroom, home office or snug depending on individual requirements. Adjacent to this is a separate study, ideal for those working from home or needing quiet workspace away from the main living areas. A convenient downstairs WC adds further practicality. The ground floor also benefits from a useful store room and integral garage, offering excellent storage potential or scope for further adaptation if desired, subject to the necessary consents. Upstairs, the spacious principal bedroom enjoys generous proportions along with the added luxury of a private en-suite shower room. Three further bedrooms provide comfortable accommodation for children, guests or additional office space, all served by a well-appointed family bathroom. The layout upstairs works exceptionally well for family life, with well-balanced room sizes and a bright central landing. Externally, the property continues to impress. The stunning undercover entertaining area creates a fantastic extension of the living space and is ideal for hosting friends and family throughout the year. The newly laid patio leads onto a flat lawn, providing an excellent space for children to play or for relaxed outdoor dining. The garden enjoys a high degree of privacy thanks to the corner plot position. To the front, the substantial driveway provides off-road parking for up to nine vehicles in addition to the garage, an increasingly rare feature and ideal for larger households, visitors or those requiring space for recreational vehicles. Offered to the market with no onward chain, this exceptional home combines flexibility, generous proportions and an enviable location, making it an ideal long-term family purchase.

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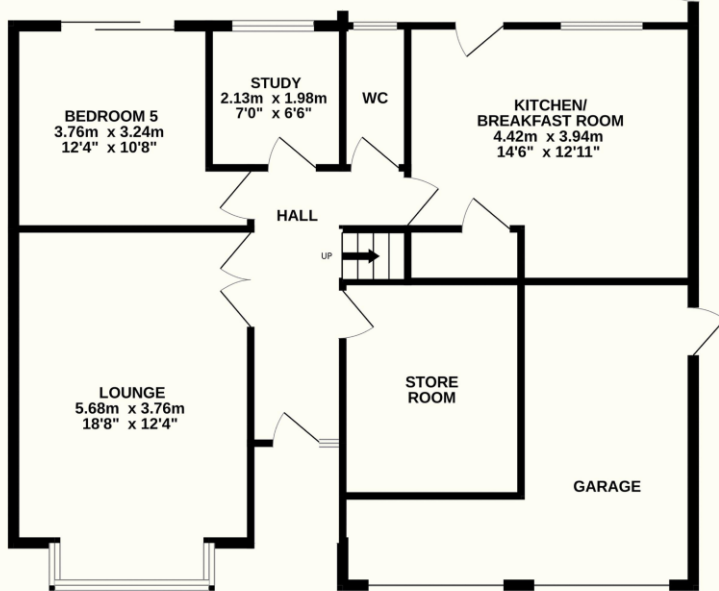
Peter Oliver

The Property
Ombudsman

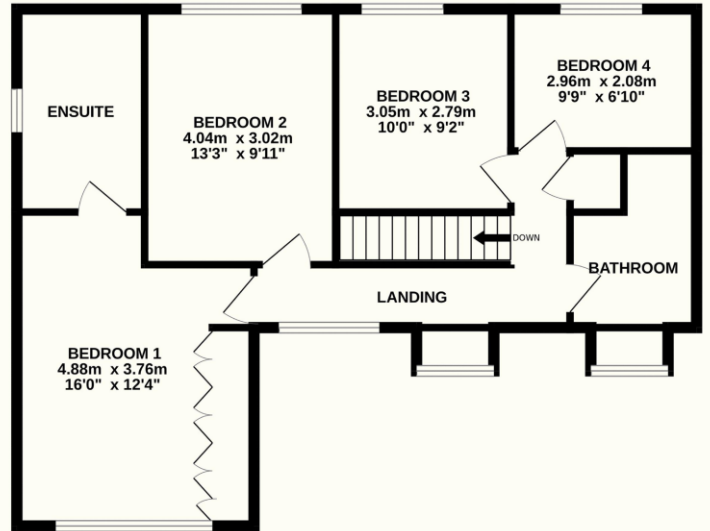
The Property
Ombudsman
LETTINGS



GROUND FLOOR
114.6 sq.m. (1234 sq.ft.) approx.



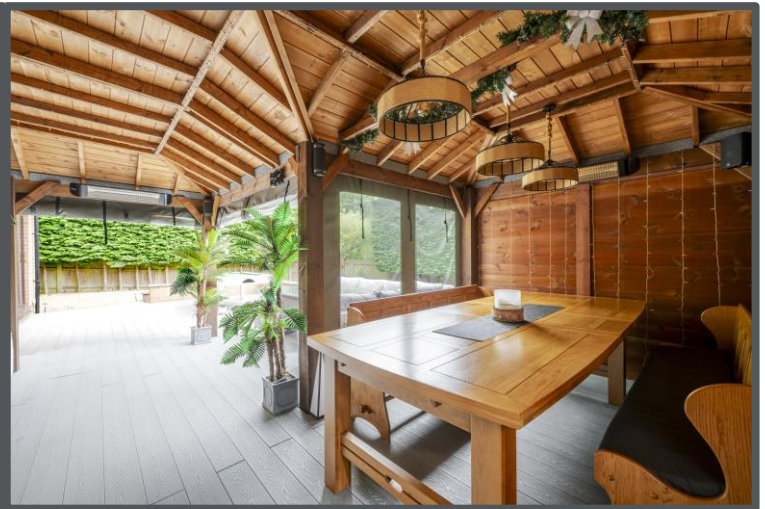
1ST FLOOR
68.7 sq.m. (739 sq.ft.) approx.



TOTAL FLOOR AREA : 183.3 sq.m. (1973 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: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: N/A

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