



**AROSA, HARLEY LANE**  
HEATHFIELD - £300,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

**Arosa, Harley Lane,  
Heathfield TN21 8AG**

**Entrance Hall - Cloakroom - Sitting Room - Modern  
Kitchen - Bathroom - Two bedrooms - Front & Rear  
Gardens - Own Driveway - Large Single Garage - In Need  
Of Modernisation**

A well proportioned two bedroom semi-detached bungalow set in a convenient location just a short stroll from the popular Cuckoo Trail and about half a mile from Heathfield Town Centre. The property features a modern fitted kitchen but requires updating elsewhere. The accommodation features two good size bedrooms and sitting room plus bathroom with separate WC. NO ONWARD CHAIN.

**ENTRANCE HALL:**

Cupboard housing the electric consumer unit. Airing cupboard housing hot water cylinder with slatted shelving above. Access to loft. Wood effect flooring. Radiator.

**CLOAKROOM:**

Double glazed window. WC. Part tiled walls. Wood effect flooring.

**SITTING ROOM:**

Double glazed windows overlooking the rear garden. Wood effect flooring. Coved ceiling.

**KITCHEN:**

Double glazed window overlooking the rear garden. Range of light grey fronted matching wall and base cupboards. Laminate worktop with inset sink. Inset electric hob with oven under and filter hood above. Space for washing machine and fridge. Part tiled walls. Radiator.



**BEDROOM:**

Double glazed windows overlooking the front garden. Coved ceiling. Radiator.

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Double glazed window overlooking the front garden. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with shower over and glass shower screen. Vanity unit with inset wash basin and cupboards under. Part tiled walls. Wood effect flooring. Radiator.

**OUTSIDE:**

Own driveway leading to a large single detached garage with up-and-over door and personal door to the side. Glazed window. Lawned garden with mature shrubs and paved patio area.

**SITUATION:**

The property is conveniently located for Heathfield town centre which offers a wide range of shops and supermarkets. The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 6 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.



**VIEWING:**

By telephone appointment to Wood & Pilcher on 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

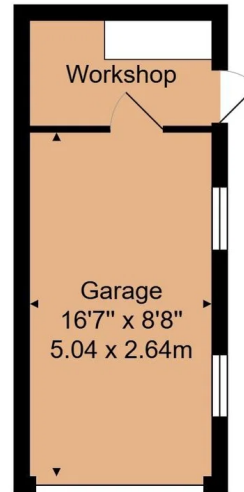
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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage.  
Heating - Gas-fired

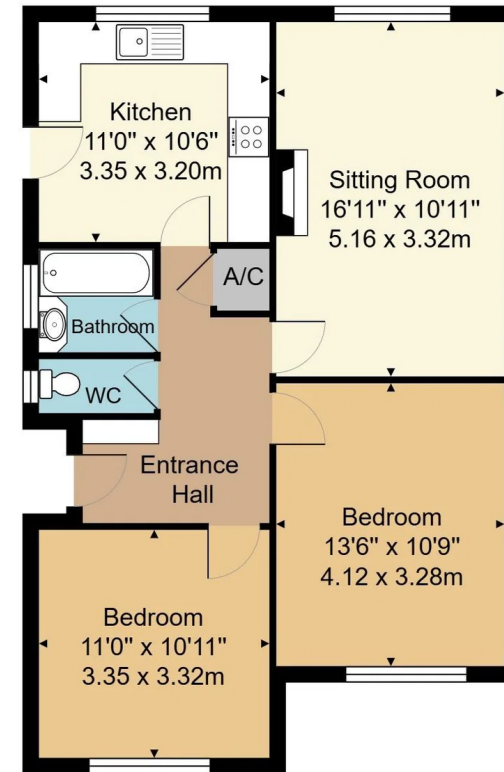
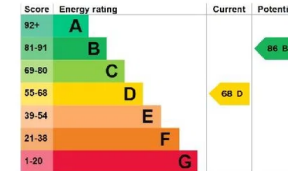
**AGENTS NOTE:**

We understand the property is situated in a private road.



Bungalow Approx. Gross Internal Area  
720 sq. ft / 66.8 sq. m

Garage Approx. Internal Area  
188 sq. ft / 17.5 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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