



**GEERS WOOD**  
HEATHFIELD - £375,000



## 59 Geers Wood, Heathfield TN21 0AR

**Entrance Hall - Sitting/Dining Room - Kitchen - Utility Area - Downstairs Cloakroom - Conservatory - Three Bedrooms - Bathroom - Front & Rear Gardens - Single Garage - Hardstanding For Additional Parking**

A beautifully presented three bedroom semi-detached house located in a quiet cul-de-sac on the Geers Wood development. The property is a short walk from Heathfield High Street and benefits from a garage and additional off-road parking.

### **ENTRANCE HALL:**

uPVC wood effect front door with double glazed window to the side. Wooden flooring. Radiator.

### **SITTING/DINING ROOM:**

Double glazed window to the front. Large fire place with wood burning stove. Understairs storage cupboard with shelving and housing consumer unit and meters. Radiators. Door opening into:

### **CONSERVATORY:**

Dwarf wall with double glazed windows. Door to the rear garden. Power. Wood effect flooring. Radiator.

### **KITCHEN:**

Double glazed window to side. Matching wood fronted wall and base cupboards. Marble effect worktops. 'Bosch' oven and 'Hotpoint' gas hob. Space and plumbing for dishwasher and washing machine. Wall mounted gas-fired boiler. Stone-effect vinyl flooring. Radiator. Opening into:

### **UTILITY AREA:**

Double glazed window to the rear. uPVC wood effect door to the rear garden. Useful shelving. Radiator. Door to:

### **DOWNSTAIRS CLOAKROOM:**

Obscured double glazed window. WC. Wash basin with cupboard below. Wall mounted cupboard. Radiator.



**FIRST FLOOR LANDING:**

Double glazed window. Airing cupboard housing the hot water cylinder with shelving over. Access to loft space.

**BEDROOM:**

Double glazed window overlooking the rear garden. Built-in wardrobes. Radiator.

**BEDROOM:**

Double glazed windows to the front. Built-in wardrobes. Radiator.

**BEDROOM:**

Double glazed window to the front. Built-in wardrobe. Radiator.

**BATHROOM:**

Obscured double glazed window. Vanity unit with wash basin. WC. Walk-in tiled shower cubicle with electric 'Mira' shower. Part-tiled walls. Inset spotlights. Extractor fan. Stone-effect vinyl flooring. Radiator.

**OUTSIDE:**

To the FRONT of the property is a storm porch and lawned area with established shrubs and tree. Small paved area to the side. Single garage en-bloc with power and light plus additional adjacent parking for one vehicle. The REAR garden has a patio area close to the house with steps to further patio area with established shrubs. Further steps lead to a lawned area with greenhouse and personal door access to garage. Substantial wooden shed with power and light. Log store. Paved path leading to side gate.

**SITUATION:**

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. 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 35 minutes drive respectively.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

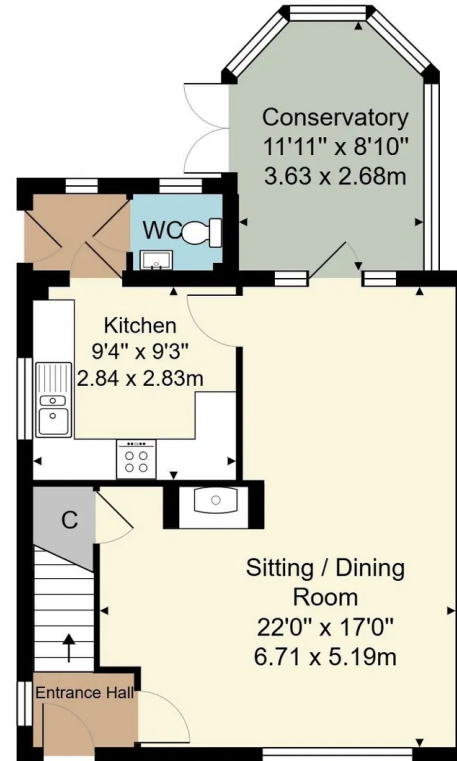
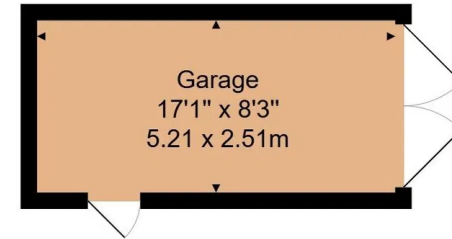
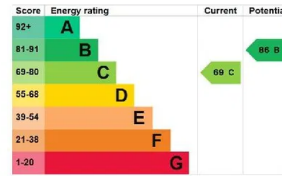
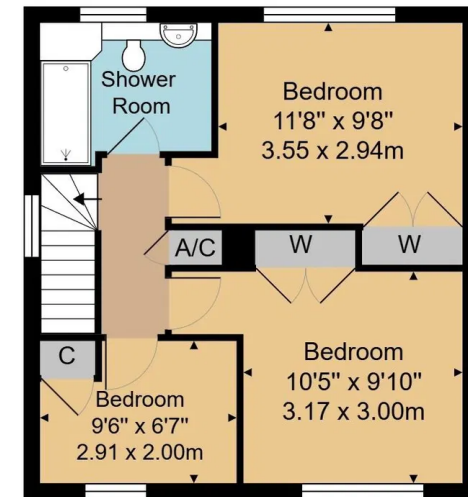
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity &amp; Drainage

Heating - Gas-fired

**Ground Floor****First Floor**

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.

House Approx. Gross Internal Area 1034 sq. ft / 86.0 sq. m  
Garage Approx. Internal Area 140 sq. ft / 13.0 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.



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