



NURSERY WAY
HEATHFIELD - £375,000



23 Nursery Way, Heathfield TN21 0UW

Entrance Porch - Sitting Room - Kitchen/Diner - Utility Room - Cloakroom - First Floor Landing - Three Bedrooms - Family Bathroom - Front & Rear Gardens - Garage & Own Driveway

A well presented three bedroom detached family home conveniently situated in a cul-de-sac position approximately a third of a mile from Heathfield town centre. The property features double glazing, gas central heating, good sized sitting room, open plan kitchen/diner, utility room, cloakroom and re-modelled bathroom. Outside there are well maintained gardens to the front and rear and a single garage approached via its own driveway providing additional off street parking. NO ONWARD CHAIN.

ENTRANCE PORCH:

Double glazed door and double glazed side window. Door to:

SITTING ROOM:

Double glazed window. Dado rail. Radiator.

KITCHEN/DINER:

Double glazed window overlooking the garden and double glazed French doors onto patio. Range of wood fronted matching wall and base units and laminate worktops with inset one and a half bowl stainless steel sink. Space for cooker. Integrated fridge. Part tiled walls. Inset spotlights.

UTILITY ROOM:

Double glazed door to garden. Stainless steel sink unit with cupboard under. Space for washing machine. Part tiled walls. Wall mounted gas fired boiler. Radiator. Door to garage.

CLOAKROOM:

Double glazed window. WC. Radiator.



FIRST FLOOR LANDING:

Double glazed window. Access to loft.

BEDROOM 1:

Double glazed window. Radiator.

BEDROOM 2:

Double glazed window overlooking garden. Radiator.

BEDROOM 3:

Double glazed window. Airing cupboard with slatted shelving. Radiator.

BATHROOM:

Double glazed window. Pedestal wash basin. WC. Tile enclosed bath with mixer tap and shower attachment plus electric shower over and folding shower screen. Part tiled walls. Tiled floor. Chrome heated towel rail. Inset spotlights. Extractor fan.

OUTSIDE:

The property is approached via its own driveway leading to a single GARAGE with up and over door, power and light. There are well maintained gardens to the REAR with large paved patio, lawn, mature shrubs and trees.

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 & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

D

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

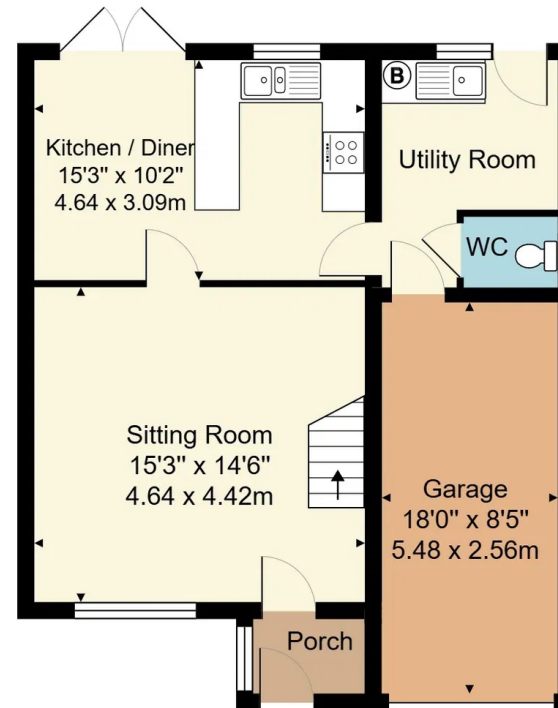
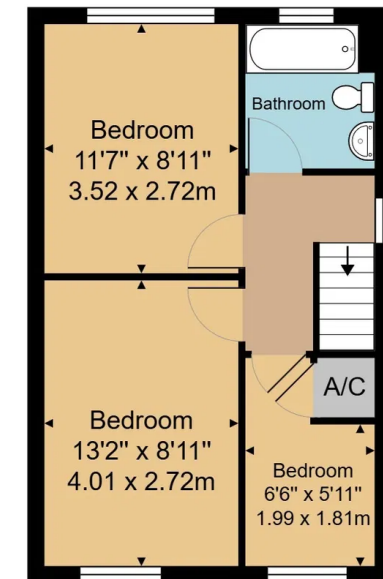
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

Approx. Gross Internal Area 1042 ft² ... 96.8 m²
(Includes Garage)

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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