Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver
SALES & LETTINGS



Sheepsetting Lane, Heathfield, TN21 0UY

- NO ONWARD CHAIN
- 5 Bedroom Detached Home
- Large Garden
- Walking Distance to Town &
- Beautifully Presented
- 3 Ensuite Bathrooms, Luxury Family Bathroom & Cloakroom



EPC RATING

Current:	Potential:
83 | B	86 | B

£650k - £675k



Beautifully presented throughout, deceptively spacious, and thoughtfully improved by the current owners who have lived in the property from new. This exceptional detached family home offers spacious and versatile accommodation arranged over three floors. Designed with modern family living in mind, the property is bright, airy and impeccably maintained, and is offered to the market with the added benefit of no onward chain. The welcoming entrance hall leads to an impressive dual-aspect lounge, flooded with natural light and providing an excellent space for relaxing and entertaining. A separate dining room offers the perfect setting for formal occasions, while the generous, well equipped kitchen/breakfast room is ideal for everyday family life. A modern ground floor WC completes the accommodation on this level. The first floor provides four well-proportioned bedrooms, including two with en-suite shower rooms, alongside a contemporary family bathroom boasting a luxurious oversized bath tub. The light and spacious first floor landing leads to the second floor of the house which is dedicated to a superb principal bedroom suite featuring an generous en-suite shower room with large walk-in rainfall shower and excellent built-in storage, creating a peaceful retreat away from the rest of the home. Externally, the property continues to impress. Electric gates open onto a generous private driveway providing off-road parking for up to 5/6 vehicles. To the rear is a beautifully landscaped garden extending to approximately 100ft, offering an excellent degree of privacy. Designed for both entertaining and relaxation, the garden features a large covered pergola seating area with heating and lighting for year-round use a level lawn, a dedicated hot tub area, a second covered seating area positioned towards the end of the garden, and a useful garden shed. This is a wonderful opportunity to acquire a substantial detached family home that combines generous, flexible living space with exceptional outdoor space in a private setting. Early viewing is highly recommended.











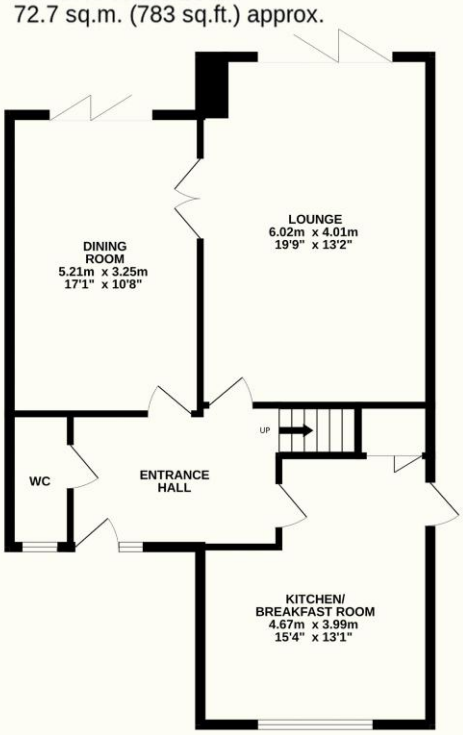




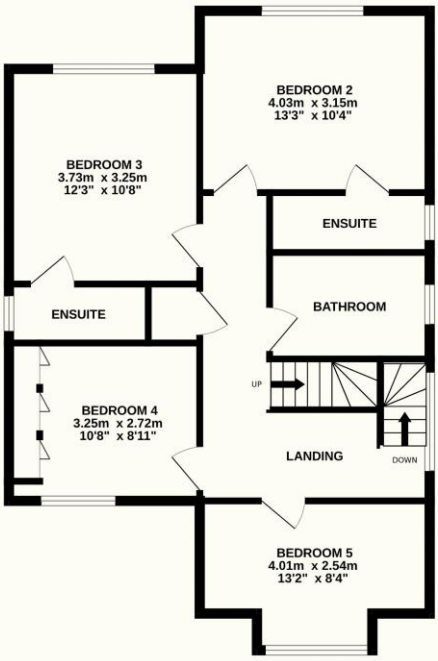


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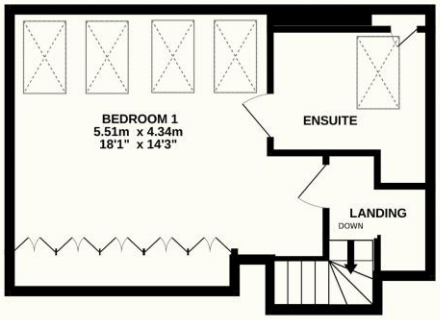
GROUND FLOOR
72.7 sq.m. (783 sq.ft.) approx.

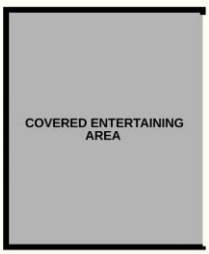


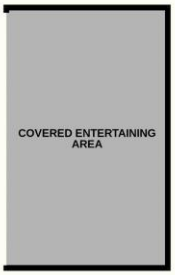
1ST FLOOR
69.4 sq.m. (747 sq.ft.) approx.



2ND FLOOR
36.5 sq.m. (393 sq.ft.) approx.







TOTAL FLOOR AREA : 178.7 sq.m. (1923 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: G

MAINTENANCE/SERVICE CHARGE: N/A

COVERING
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The Property Ombudsman

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