



FIRDENE, HIGH STREET

HEATHFIELD - £650,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

**Firdene
High Street, Heathfield, TN21 0UP**

Enclosed Porch - Spacious Reception Hall - Three Reception Rooms Plus Garden Room - Downstairs Shower Room - Kitchen - Utility Room - First Floor Landing - Three Good Size Bedrooms - Family Bathroom - Gardens Extending To Approximately 0.5 Acres - Two Large Garages & Workshop - Driveway Providing Additional Parking For Several Vehicles

An attractive older-style substantial three bedroom detached family home set on a bold plot of approximately 0.5 acres and situated just a short walk from shops and facilities. The property would benefit from updating and offers huge potential. The accommodation offers three reception rooms plus a garden room, good size kitchen and utility room, family bathroom plus ground floor shower/cloakroom, two large garages, workshop and mature gardens with a wide variety of trees and shrubs. NO ONWARD CHAIN.

ENCLOSED PORCH:

Double glazed doors with side windows. Quarry tiled floor.

RECEPTION HALL:

Twin solid wood front doors. Beamed ceiling. Picture rail. Understairs storage cupboard. Radiator.

SITTING ROOM:

A spacious dual aspect room with leaded light double glazed windows to the front and side. Feature Inglenook-style fireplace with leaded light windows to each side and wood burning stove. Picture rail. Radiators.

DINING ROOM:

Leaded light window. Feature brick fireplace with tiled mantelpiece and hearth. Radiator. Leaded light door leading to:

GARDEN ROOM:

Double glazed windows & double glazed door leading to the garden. Tiled floor.

DOWNSTAIRS SHOWER ROOM:

Leaded light double glazed window. Shower cubicle. WC. Pedestal wash basin. Tiled walls and floor. Radiator.



FAMILY ROOM:

Dual aspect with leaded light double glazed windows. Beamed ceiling. Radiator.

UTILITY ROOM:

Leaded light double glazed windows and leaded light double glazed door to the side. Beamed ceiling. Radiator.

KITCHEN:

Dual aspect with leaded light double glazed windows. Wooden door to the side. range of matching wall and base cupboards. Laminate worktop with inset one and a half bowl sink. Inset electric hob with filter hood above. Built-in double oven. Serving hatch to the dining room. Tiled floor. Radiator.

FIRST FLOOR LANDING:

Leaded light double glazed window. Airing cupboard housing the hot water cylinder with slatted shelving above. Access to the loft. Radiator.

BEDROOM:

Dual aspect with leaded light double glazed windows with outlook over the garden. Fitted wardrobes and dressing table. Picture rail. Radiator.

BEDROOM:

Leaded light double glazed window overlooking the garden. Picture rail. Radiator.

BEDROOM:

Leaded light double glazed windows in bay. Vanity unit with inset wash basin. Fitted cupboards with bed recess between and cupboard over. Radiator.

FAMILY BATHROOM:

Leaded light double glazed windows. Panel enclosed bath. WC. Pedestal wash basin. Shower cubicle. Part tiled walls.

OUTSIDE:

The property is approached via its own driveway providing parking for several vehicles and leading to two large garages with up-and-over doors and a workshop. The rear garden features a variety of mature trees and shrubs, areas of lawn, patio and a pond and extends to approximately 0.5 acres.



SITUATION:

The property is conveniently located for Heathfield town centre offering 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 appointment with Wood & 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

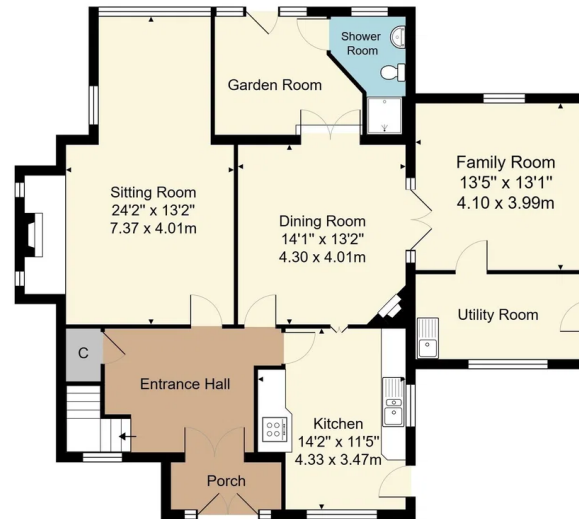
Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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.



Outbuilding



Ground Floor



First Floor



House Approx. Gross Internal Area 1947 sq. ft / 180.9 sq. m

Outbuilding Approx. Internal Area 641 sq. ft / 59.5 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.



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