

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Ghyll Road, Heathfield, TN21 0XL

- ▼ 3 Bedroom Detached House
- ▼ Triple Aspect Living Room
- ▼ South West Facing Garden
- ▼ 2 Reception Rooms
- ▼ Driveway
- ▼ Walking Distance To High Street



EPC RATING

Current:

66 | D

Potential:

78 | C

£450,000



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A well-proportioned detached family home benefiting from a driveway and generous, versatile accommodation arranged over two floors. The property offers a good balance of living and bedroom space, together with useful ancillary areas and a number of improvements made by the current owners. The ground floor comprises a welcoming entrance hall leading into a particularly spacious triple-aspect lounge/diner, which enjoys plenty of natural light and features an attractive open fireplace, creating a comfortable and characterful main living space. The kitchen is complemented by a handy utility space, providing useful additional storage and practicality. The former garage has been converted to create a versatile additional room, which could be used as a downstairs bedroom or study, depending on the purchaser's requirements. There is also a convenient ground-floor WC. To the first floor are three well-proportioned double bedrooms, all with double aspect and a family bathroom. The accommodation offers excellent flexibility for modern family living, with the additional ground-floor room providing particular versatility for those seeking space for guests, working from home or family members. Externally, the property benefits from a driveway providing off-road parking to the front. To the rear is a particularly appealing flat and private garden with a south-west facing aspect, making it an ideal space for outdoor dining, entertaining and enjoying the afternoon and evening sunshine. The property has benefited from a number of improvements during the current ownership, enhancing its presentation, practicality and overall appeal. Ideally situated within walking distance of a primary school and the town centre, this attractive detached home combines generous, well-proportioned accommodation with a convenient location and a private, south-west facing rear garden.

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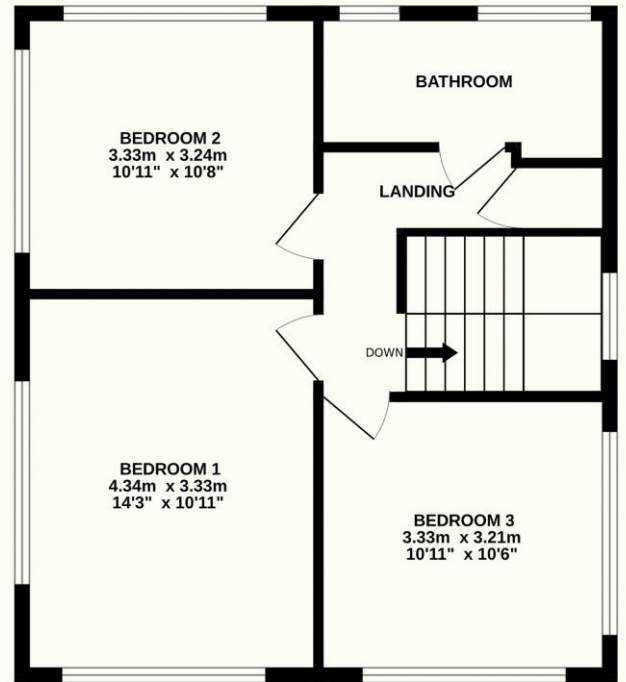
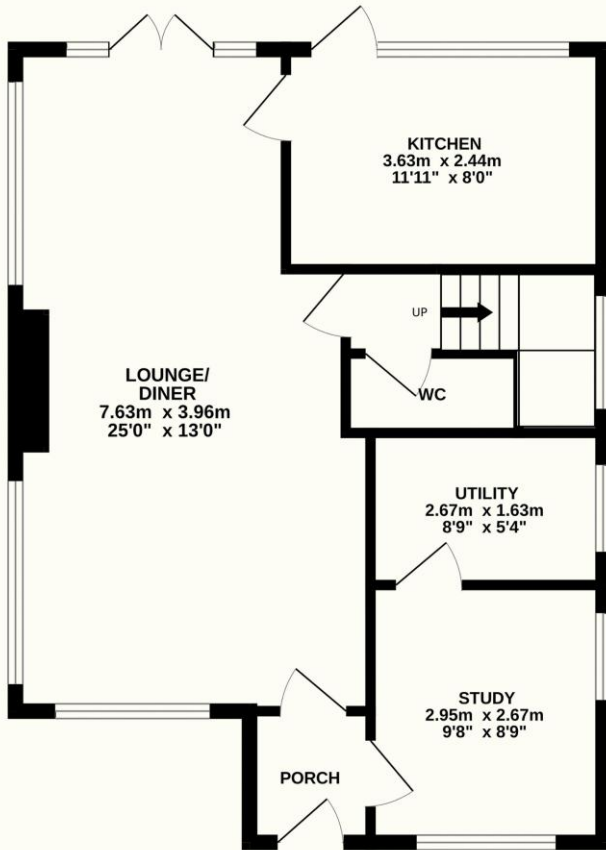
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 109.7 sq.m. (1181 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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