



MAGNOLIA CLOSE

HEATHFIELD - £400,000

**3 Magnolia Close,
Heathfield, TN21 8YF**

**Entrance Hall - Cloakroom - Sitting Room - Dining Room
- Kitchen - Utility Room - First Floor Landing - Three
Bedrooms - Family Bathroom Plus Ensuite Shower
Room - Rear Garden - Single Garage & Own Driveway**

An extremely well maintained 3 bedroom detached house situated in a popular cul-de-sac on the Green Lane development convenient for Parkside Community School and less than a mile from Heathfield town centre. The accommodation features a sitting room overlooking the garden with archway into the dining room, good size kitchen and utility room plus downstairs cloakroom. There is a mature south facing garden mainly laid to lawn and single garage with driveway to the front. NO ONWARD CHAIN.

ENTRANCE HALL:

Understairs storage cupboard and further storage cupboard. Coved ceiling. Radiator.

CLOAKROOM:

Porthole window. WC. Wash basin with tiled splashback. Radiator.

SITTING ROOM:

Double glazed windows overlooking the rear garden. Coved ceiling. Radiator. Archway into:

DINING ROOM:

Double glazed patio doors. Coved ceiling. Radiator.

KITCHEN:

Range of wooden fronted matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Inset four burner gas hob with oven under and filter hood above. Space for upright fridge/freezer.

UTILITY ROOM:

Double glazed door to the side. Matching wooden fronted wall and base cupboards. Laminate worktop with inset stainless steel sink. Space for washing machine. Part tiled walls. Wall mounted 'Ideal' gas boiler. Coved ceiling. Radiator.



FIRST FLOOR LANDING:

Double glazed window. Access to the loft. Built-in airing cupboard housing the hot water cylinder with slatted shelving above.

BEDROOM ONE:

Dual aspect with double glazed windows overlooking the rear garden. Double built-in wardrobe and further single built-in wardrobe. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed window. Shower cubicle. WC with concealed cistern. Pedestal wash basin with tiled splash back. Extractor fan.

BEDROOM TWO:

Double glazed window. Built-in double wardrobe. Radiator.

BEDROOM THREE:

Double glazed window. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with mixer taps and shower attachment. WC. Pedestal wash basin. Part tiled walls. Extractor fan. Radiator.

OUTSIDE:

The South facing REAR garden is well stocked with mature shrub borders, with lawned area, patio and side entrance. There is a single garage with up-and-over door, power and light and personal door to the rear.

SITUATION:

Situated on a sought-after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a 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:

E

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

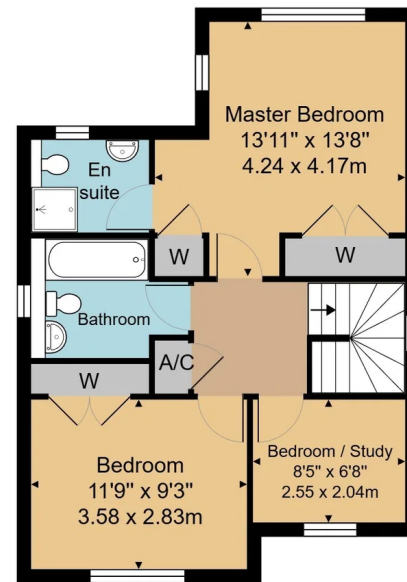
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

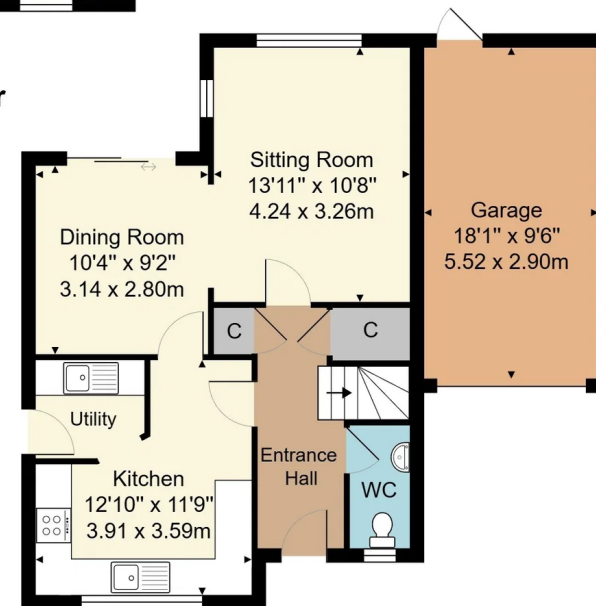
- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



First Floor



Ground Floor

House Approx. Gross Internal Area
1053 sq. ft / 97.8 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1239 sq. ft / 115.1 sq. m

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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.

