

TYLESTONES, CHAPEL LANE

CHAPEL CROSS, HEATHFIELD - £415,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

Tyelstones, Chapel Lane, Chapel Cross, Heathfield TN21 9BH

Entrance Hall - Sitting Room With Wood Burning Stove - Study - Dining Room - Conservatory - Kitchen - First Floor Landing - Three Bedrooms - Family Bathroom - Gardens & Meadow Of Approximately 0.3 Acres - Own Driveway

Built circa 1824 this charming three bedroom semi-detached part tile tile hung and rendered cottage set in grounds totalling approximately 1/3 acres of formal gardens and meadow and enjoying stunning panoramic views across the Sussex countryside towards the south coast. The accommodation features three reception rooms plus conservatory, feature brick fireplace with wood burning stove and own driveway providing off street parking. Situated in the small hamlet of Chapel Cross on the outskirts of the village of Punnets Town and just over 2 miles from Heathfield town centre.

ENTRANCE HALL:
Window. Built-in cloaks cupboard. Radiator.

SITTING ROOM:
Windows to front. Feature fireplace with exposed brick chimney breast and wood burning stove. Radiator. Opening into:

STUDY AREA:
Window to rear. Beamed ceiling. Understairs storage cupboard. Radiator.

DINING ROOM:
Window to side. Part panelled walls. Radiator. Glazed door leading to:

CONSERVATORY:
Windows and door to the garden. Further door to potting shed/storage area.

KITCHEN:
Dual aspect with double glazed windows overlooking the garden, meadow and far reaching views towards the south coast. Range of wood fronted wall and base cupboards. Laminate worktop with space for cooker, washing machine and fridge. Stainless steel twin drainer sink. Part tiled walls. Wall mounted LPG boiler. Radiator.







LOBBY AREA:
Space for upright fridge/freezer with cupboard above.

CLOAKROOM:
WC with concealed cistern. Corner wash basin with tiled splashback.

FIRST FLOOR LANDING:
Double glazed 'Velux' style roof window. Exposed beams. Airing cupboard housing the hot water cylinder with slatted shelving above.

BEDROOM:
Dual aspect with double glazed windows and panoramic view across the garden, meadow and surrounding countryside. Fitted wardrobes. Access to loft space.

BEDROOM:
Double glazed window to front. Fitted wardrobe. Radiator.

BEDROOM:
Dual aspect with double glazed windows. Built-in cupboard. Access to loft space. Radiator.

BATHROOM:
Panel enclosed bath with chrome mixer taps and shower attachment. Part tiled walls. WC. Pedestal wash basin. Built-in cupboard. Wood effect flooring. Radiator.

OUTSIDE:
Lawned gardens to the side and rear of the property with a further area of meadow which together total approximately 1/3 acres with glorious countryside views towards the south coast. A driveway to the front provides off street parking and a substantial timber shed for storage.

SITUATION:
Situated in the hamlet of Chapel Cross located between the hamlets of Cade Street and the village of Punnets Town, the property enjoys an idyllic countryside setting but is far from isolated with a Primary School less than half a mile distant and the thriving market town of Heathfield nearby offering a range of shopping facilities and supermarkets. The area is well served with schools for all age groups plus mainline stations with services to London at Buxted and Stonegate, each approximately 6 miles distant.







Royal Tunbridge Wells is approximately 16 miles distant offering excellent shopping, leisure and grammar schools and the larger 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 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, Electricity & Drainage
Heating - LPG

AGENTS NOTE:
The meadow is on a separate title and is agricultural land. We understand there is a restriction not allowing poultry farming on the meadow.

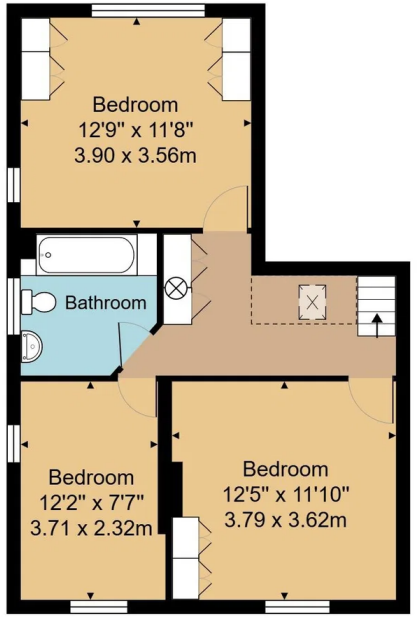
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements 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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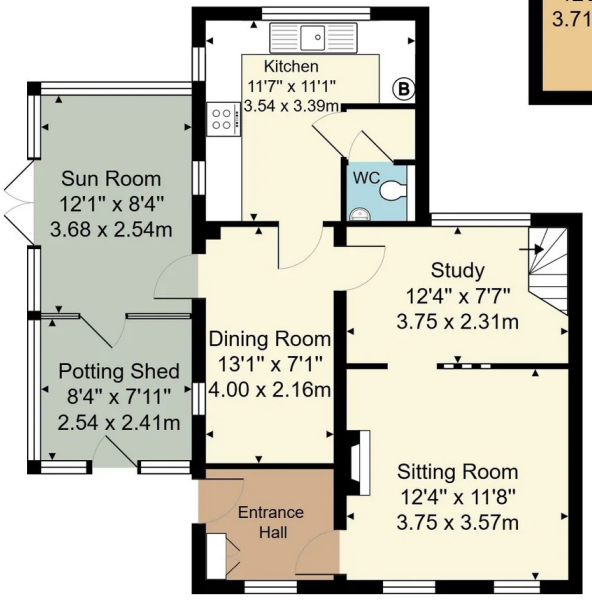
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First Floor



Ground Floor

Approx. Gross Internal Area
1270 ft² ... 118.0 m²

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.