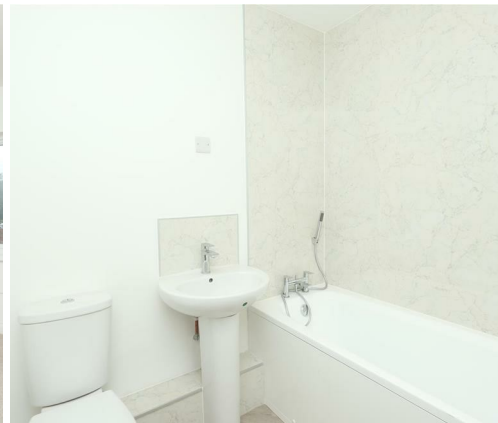




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## High Street, Heathfield, TN21 8JD

| Apartment | 2 Bedrooms

Nestled in the heart of Heathfield, this ground floor apartment with its own private entrance offers a delightful blend of modern living and convenience. With its desirable location on the High Street, residents will enjoy easy access to a variety of local amenities, shops, and eateries. The property has been recently converted and benefits from off street parking, modern open plan living, two double bedrooms, one with an en suite and a family bathroom.

Internal viewings highly recommended!

**TO LET**  
**£1,200 PCM**

## Approach

The entrance to the property is at the rear of the building. There is a tarmac tandem parking area with space for up to two cars. Following on from the parking area there is a pathway which leads up to a hard standing area with access to the private entrance of the flat.

The property is located in the sought after town of Heathfield with a great range of different shops and eateries. There is also a bus route which runs directly through connecting to places such as Uckfield, Eastbourne and Tunbridge Wells.

## Entrance Hallway

UPVC door leading to the private entrance hall, with coconut matting and brand new neutral carpets, electric panel heaters, ample power point sockets and downlights.

## Open Plan Kitchen/Living Room 19'4" x 17'4" (5.9 x 5.3)

A modern open plan living space with vinyl flooring in the kitchen and neutral carpet in the living room area.

The kitchen has been newly installed with a range of base wall & drawer units. The kitchen benefits from a built in oven, electric hob with an extractor fan over head, with space and plumbing for a washing machine.

The living room area is a great size with electric panel heaters, ceiling light & 2 double glazed windows to the rear of the property.

## Bedroom One 17'8" x 9'2" (5.4 x 2.8)

A great size room with a double glazed window to the side aspect, brand new neutral carpet, ample power point sockets and a pendant light fitting. Additionally this room has a built-in cupboard housing the cylinder.

## En-Suite

A newly installed en-suite comprising of a vanity unit with basin and storage beneath, shower cubicle with bar shower, WC, vinyl flooring and downlights.

## Bedroom Two 14'1" x 9'2" (4.3 x 2.8)

Another great size room with a double glazed window to the side aspect, neutral brand-new carpets, ample power point sockets and an electric panelled heater.

## Bathroom

Three-piece white suite with panelled bath and shower hose attachment. Partly panelled walls, vinyl flooring, downlights and extractor fan.

## Additional information

Council Tax Band- B

EPC- TBC

Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested.

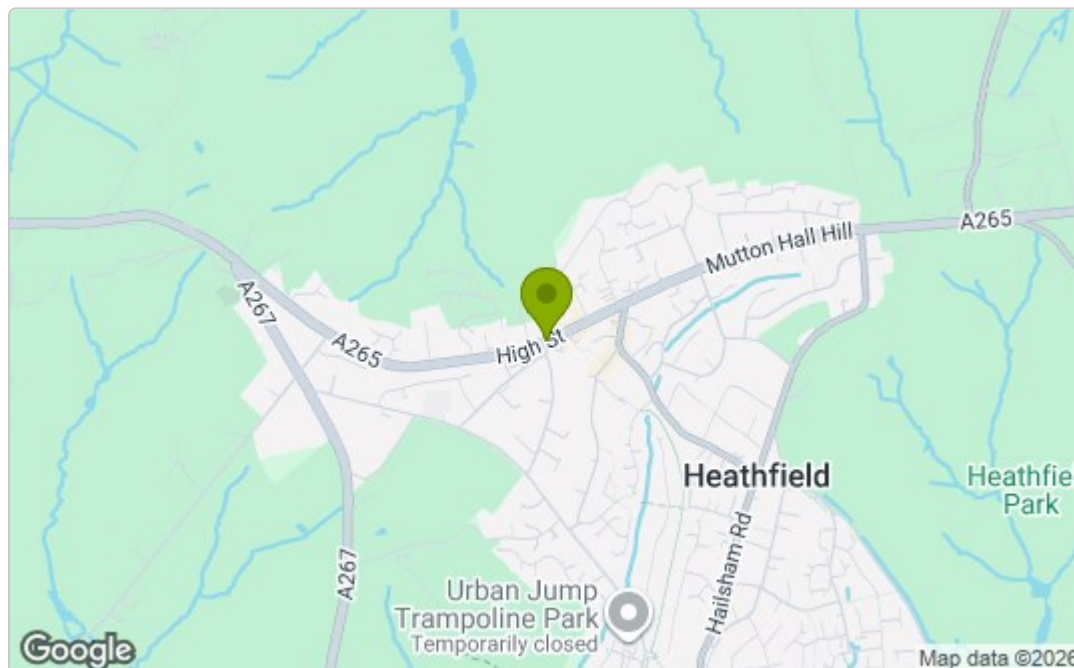
GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.6 sq.m.) 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.