

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Swaines Way, Heathfield, TN21 0AN

- 3 Bedroom Semi-Detached
- Extended & Refurbished
- 2 Bathrooms
- Large Garden
- Driveway & Garage
- 2 Reception Rooms



**EPC RATING**

Current:

72 | C

Potential:

81 | B

**O.I.E.O £375K**



## Swaines Way, Heathfield, TN21 0AN

This beautifully presented three-bedroom semi-detached bungalow has been thoughtfully converted and extended to create a spacious and versatile family home, offered to the market in immaculate condition throughout. Situated in a quiet cul-de-sac, the property enjoys off-road parking and a garage positioned at the top of the drive. Upon entering, you are welcomed by an inviting entrance hall with a convenient downstairs bathroom. The heart of the home is the stunning kitchen/diner, finished to a high standard and perfectly designed for both everyday living and entertaining. To the rear, a large conservatory offers additional reception space and enjoys delightful views over the garden, while the generous living room is bathed in natural light, creating a warm and relaxing atmosphere. Upstairs, the property boasts three well-proportioned double bedrooms and a modern shower room, offering comfortable accommodation for families or those needing extra space to work from home. The rear garden is a particular highlight. Larger than many neighbouring properties thanks to additional land purchased by the current owners, it provides an impressive outdoor space ideal for entertaining and family life. A sociable decking area creates the perfect setting for summer gatherings, with plenty of lawn beyond. Ideally located just a short walk from the picturesque Cuckoo Trail and within easy reach of Heathfield town centre, this superb home combines peaceful surroundings with excellent convenience. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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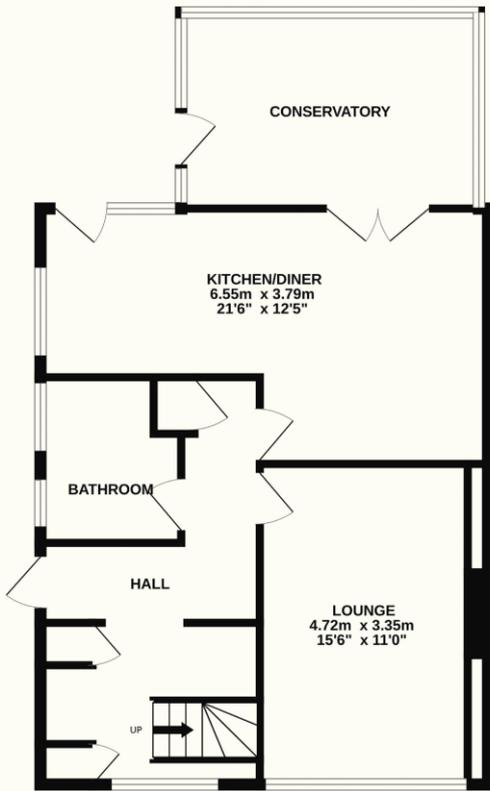
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The Property  
Ombudsman

The Property  
Ombudsman  
LETTINGS

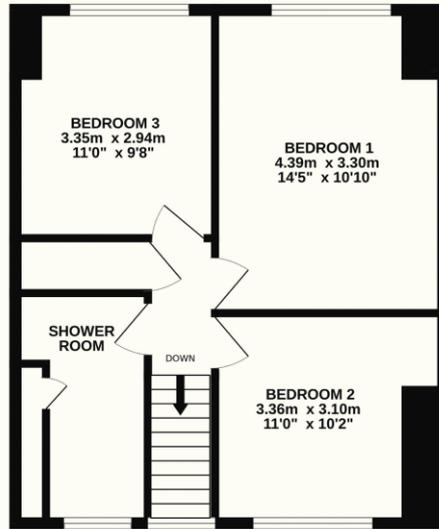


GROUND FLOOR  
69.0 sq.m. (743 sq.ft.) approx.



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1ST FLOOR  
48.0 sq.m. (517 sq.ft.) approx.



FORMER GARAGE  
13.5 sq.m. (145 sq.ft.) approx.



TOTAL FLOOR AREA : 130.5 sq.m. (1405 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: C

MAINTENANCE/SERVICE CHARGE: N/A

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