

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Mutton Hall Hill, Heathfield, TN21 8NE

- ▼ Share Of Freehold
- ▼ Balcony & Communal Garden
- ▼ Garage & Parking
- ▼ Ground Floor Maisonette
- ▼ Light & Airy
- ▼ Walking Distance To High



EPC RATING

Current:
71 | c

Potential:
77 | c

£210k - £220k



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GUIDE PRICE £210,000 - £220,000 A well-presented and spacious two-bedroom ground floor maisonette, benefiting from its own private entrance and conveniently located within walking distance of Heathfield High Street, as well as nearby bus services. The accommodation comprises an entrance hall leading to the second bedroom on the left, complete with a built-in wardrobe, and a generous principal bedroom positioned to the front, featuring fitted wardrobes. Further along the hallway is a modern bathroom with a shower over the bath. To the rear, the property opens into a bright and airy double aspect lounge/diner, which flows seamlessly into a generously sized kitchen offering ample space for appliances. The property enjoys an abundance of natural light throughout and further benefits from access to a private balcony, boasting far-reaching views towards the South Downs. Additional advantages include a share of freehold with a long lease, a larger-than-average garage providing both parking and storage, and further off-road parking directly in front.

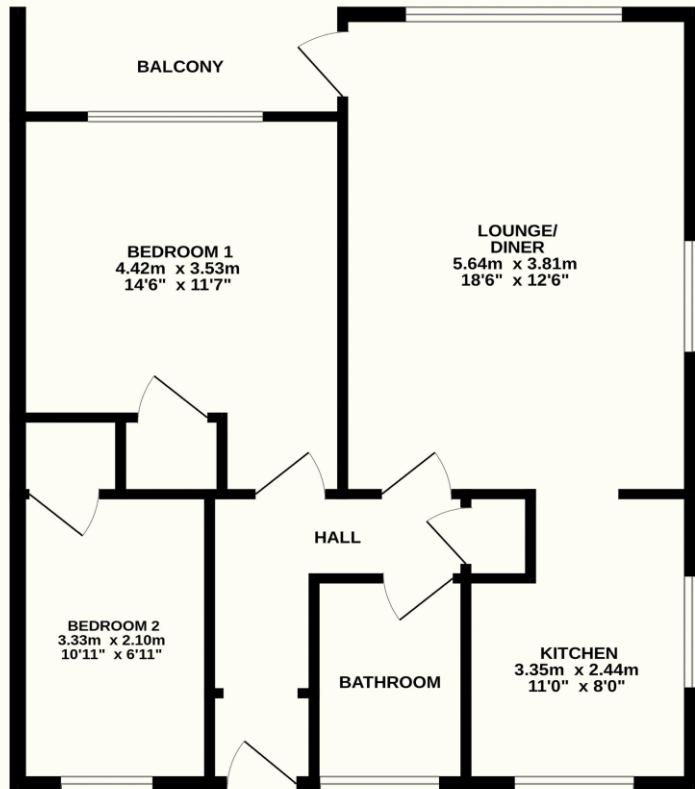
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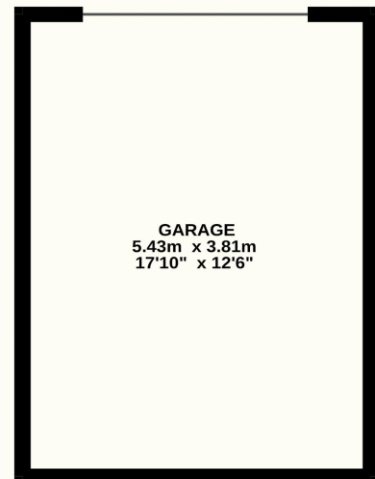




GROUND FLOOR
66.7 sq.m. (718 sq.ft.) approx.



LARGE GARAGE
20.7 sq.m. (223 sq.ft.) approx.



TOTAL FLOOR AREA : 87.4 sq.m. (941 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: Share of freehold

COUNCIL TAX BAND: B

GROUND RENT: 0

MAINTENANCE/SERVICE CHARGE: £1080

LEASE: 956 YEARS

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