

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Gibraltar Rise, Heathfield, TN21 8HL

- ▼ 3 Bedroom Link Detached
- ▼ Beautifully Presented
- ▼ 3 Reception Rooms
- ▼ All Double Bedrooms
- ▼ Cloakroom
- ▼ Town Centre Location



EPC RATING

Current:

70 | C

Potential:

81 | B

£400k - £425k



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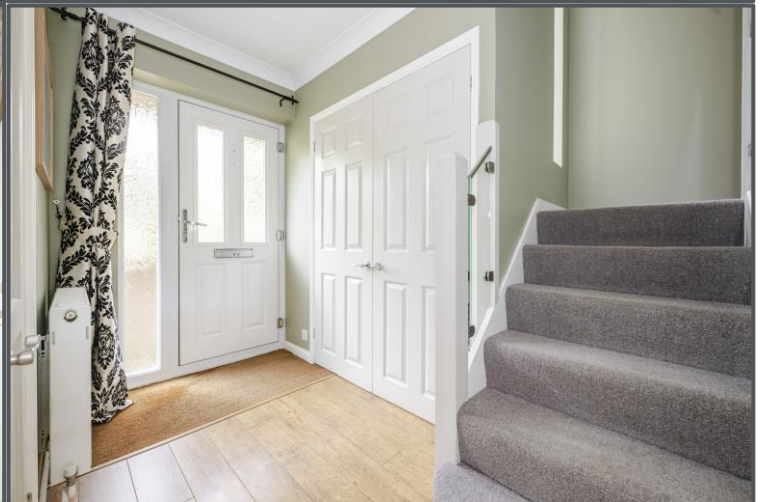
A beautifully improved and well-presented three-bedroom link-detached home, ideally positioned within easy walking distance of Heathfield High Street. The property offers well-planned and versatile accommodation, making it an ideal choice for modern family living. On entering, the welcoming hallway provides access to the downstairs cloakroom and stairs to the first floor. The main living space has been opened up to incorporate the original dining room, creating a generous and sociable room which flows naturally into the high-quality kitchen. This semi-open-plan arrangement works particularly well for both everyday family life and entertaining. Further living space is provided by the sun room/conservatory, which benefits from an insulated roof and provides a useful additional area overlooking the garden. The garage has also been cleverly adapted, with part of the space converted to create a versatile room that would make an excellent TV room, children's playroom or potential fourth bedroom. The remaining section has been retained as useful storage, with access via a practical roller door. Upstairs, there are three well-proportioned bedrooms, all being doubles, complemented by a stylish family bathroom. Outside, the front of the property has a driveway and an attractive garden, approached via gentle steps. The rear garden has been thoughtfully designed to make excellent use of the available space and levels. A raised decked area provides an excellent spot for relaxing, dining and entertaining, while the space beneath has been put to practical use with a shed and additional storage. Overall, this is a versatile and well-presented family home, offering generous living accommodation, excellent additional space and a convenient position close to the town centre.

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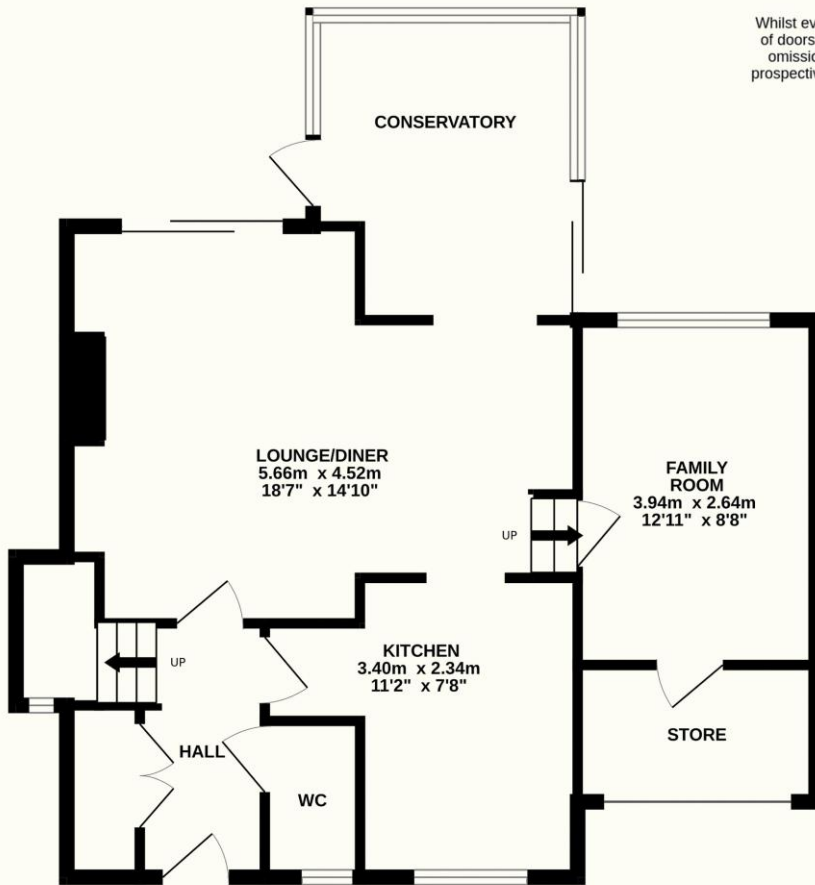
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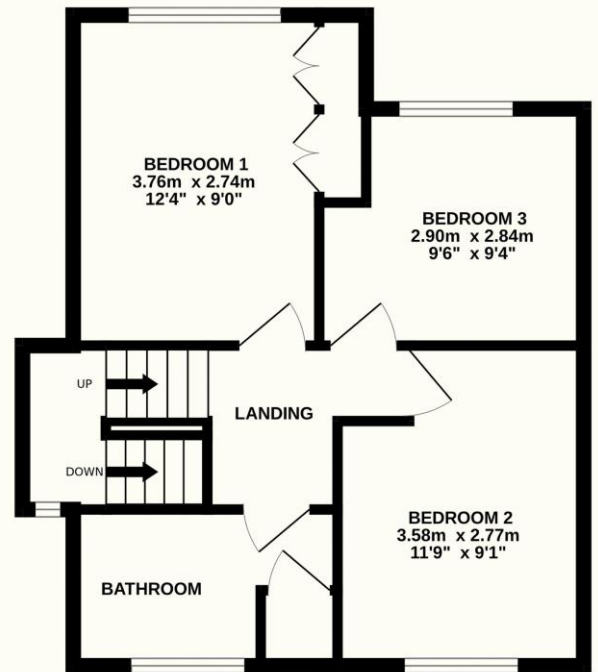
GROUND FLOOR
67.7 sq.m. (729 sq.ft.) approx.



TOTAL FLOOR AREA : 110.2 sq.m. (1186 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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1ST FLOOR
42.5 sq.m. (457 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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