



WINDSOR COURT

HEATHFIELD - OFFERS IN EXCESS OF £350,000

**1 Windsor Court, Crown Drive,
Heathfield TN21 8FP**

**Entrance Hall - Downstairs Cloakroom - Open Plan
Kitchen/Living/Dining Room - First Floor Landing -
Three Bedrooms - Family Bathroom - Garden - Allocated
Parking For Two Vehicles**

A beautifully appointed modern three bedroom end-of-terrace property situated conveniently within walking distance of Heathfield High Street. The accommodation features a bright and well appointed open plan kitchen/living/dining room with the kitchen featuring integrated appliances. There is a family bathroom plus downstairs cloakroom, a good size garden and allocated parking for two vehicles. VIEWING RECOMMENDED FOR THIS IDEAL FAMILY HOME.

Storm porch with front door opening to:

ENTRANCE HALL:

Wood effect flooring. Understairs cupboard with plumbing for washing machine. Inset spotlights. Radiator.

CLOAKROOM:

Obscured double glazed window. WC with concealed cistern. Wash basin with cupboard below. Heated towel rail. Part tiled walls.

KITCHEN/SITTING/DINING ROOM:

Wood effect flooring throughout.

Sitting Area: Dual aspect with double glazed windows to front and side. Radiator.

Dining Area: Double glazed window to side. Radiator.

Kitchen Area: Double glazed window to rear. Matching wall and base cupboards. Granite effect worktops. Integrated dishwasher, fridge/freezer, and 'Zanussi' Hob with extractor fan over and oven below. Patio doors opening to rear garden.



FIRST FLOOR LANDING:

Access to spacious loft. Built-in storage cupboard housing modern boiler installed in 2025. Inset spotlights.

BEDROOM:

Dual aspect with double glazed windows to front and side. Built-in double wardrobe. Radiator.

BEDROOM:

Dual aspect with double glazed windows to front and side. Radiator.

BEDROOM:

Double glazed window. Radiator.

BATHROOM:

Obscured double glazed window. Wash basin with cupboard below. WC with concealed cistern. Walk-in electric shower with drencher head and hand-held attachment. Bath with mixer taps and shower attachment. Heated towel rail. Part tiled walls. Wood effect flooring.

OUTSIDE:

To the FRONT of the property is a communal lawned area and shared pathway. To the REAR is a good size garden including paved and raised decked areas with steps leading up to the main garden which is laid to lawn. Shed. Rear gate giving access to bin storage area and two allocated parking spaces.

SITUATION:

The property is conveniently located for access to Heathfield with its wide range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Stonegate are approximately 6 miles distant, both providing a service of trains to London. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 35 minutes drive respectively.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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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, Gas, Electricity & Drainage

Heating - Gas-fired

AGENTS NOTE 1:

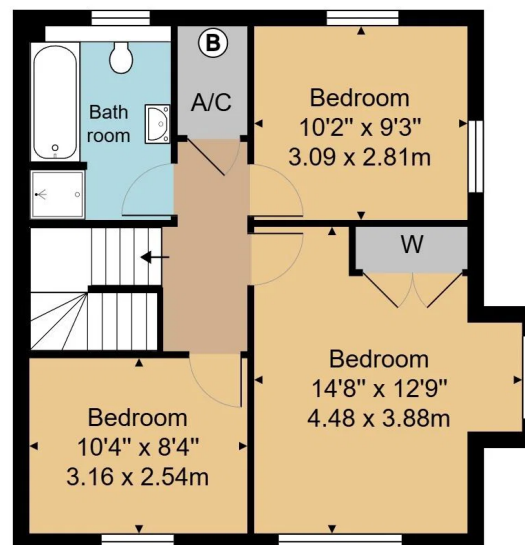
We understand that there is a Service Charge of £547.04 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

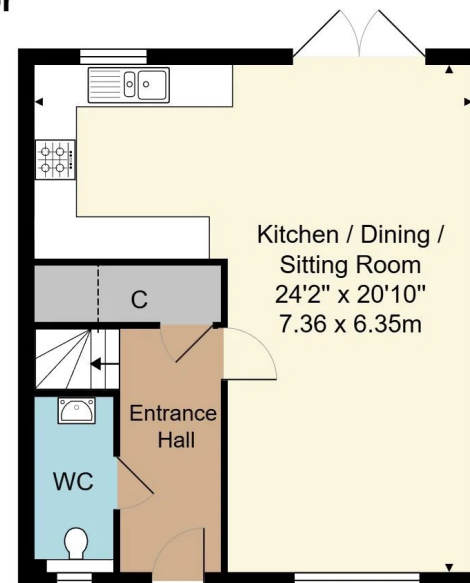
AGENTS NOTE 2:

We understand that the property benefits from the remainder of a 10 year NHBC warranty.

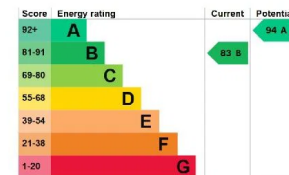
Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements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



First Floor



Ground Floor



Approx. Gross Internal Area
1020 ft² ... 94.7 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.



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