



**DALBRAE, BLACKDOWN ROAD**  
PUNNETTS TOWN, HEATHFIELD – £450,000

# Dalbrae

Blackdown Road, Punnetts Town,  
Heathfield, TN21 9JD

**Entrance Hall - Sitting Room - Dining Room - Kitchen/Breakfast Room - 3 Bedrooms - Bathroom - Separate WC - Enclosed Front & Rear Gardens - Driveway - Single Garage**

A charming detached and versatile 3 bedroom bungalow situated in this tucked away lane location on the edge of the village of Punnetts Town. The property enjoys off-road parking to the front and an enclosed front garden and garage as well as characterful accommodation with sitting room, dining room, kitchen/breakfast room with stove and views, three bedrooms, bathroom and separate WC. There are private enclosed gardens to the rear with a useful garden store. The property is offered with the benefit of NO ONWARD CHAIN.

Timber stable front door with inset stained glass panel into:

#### **ENTRANCE HALL:**

uPVC double glazed windows to front. Timber flooring. Wall mounted 'Nest' central heating thermostat. Radiator. Range of period timber panelled doors to:

#### **DINING ROOM:**

uPVC double glazed cottage style bay window to front. Feature fireplace with inset grate and attractive surround. Picture rail. Timber flooring. Contemporary wall mounted radiator.

#### **KITCHEN/BREAKFAST ROOM:**

uPVC double glazed cottage style window to side benefitting from views over roof tops to the South Downs and distant countryside. Range of timber butchers block style worktops with inset butler sink and range of cupboard and drawer units below and over with glazed display cupboard and inset four ring Neff gas hob and tower style unit aside with white fronted Neff oven/grill. Integrated fridge, washing machine & slimline dishwasher. Timber flooring. Fitted Stovax stove upon brick hearth with tiled inset and timber mantle with further useful shelving to the chimney breast recess. Radiator. Archway to:



**SITTING ROOM:**

uPVC double glazed cottage style French doors giving access to rear patio.

Picture rail. Timber flooring. Radiator. Archway to:

**INNER HALLWAY:**

uPVC double glazed cottage style window to the rear. Access to loft space.

Doors to:

**BEDROOM TWO:**

uPVC double glazed cottage style window to side. Timber effect flooring.

Radiator.

**BEDROOM THREE:**

uPVC double glazed cottage style window to side. Fitted shelving. Timber effect flooring. Radiator.

**SEPARATE WC:**

uPVC double glazed window to rear. Fitted with a white suite with chrome effect fittings comprising low level WC, pedestal wash basin with mixer tap over. Half-height tiling to walls incorporating tiled dado.

**BEDROOM ONE:**

uPVC double glazed cottage style window to front. Latch door to useful shelfed wardrobe cupboard and airing cupboard housing hot water tank with additional storage. Timber flooring. Radiator.

**BATHROOM:**

Obscured uPVC double glazed window to rear. Fitted with a white suite with chrome effect fittings comprising low level WC, pedestal wash basin with shelf, vanity mirror and wall light over. Panelled bath with antique style mixer tap/shower attachment above. Half-height tiling to walls incorporating tiled dado. Antique style heated towel rail.

**OUTSIDE:**

The FRONT of the property benefits from a driveway providing off road parking with gated access to a front garden with pathway to front door and area of lawn with flower/shrub borders and ornamental fish pond. SINGLE GARAGE with personal door to the rear. Access via a side gate to the private enclosed REAR garden with brick set flagstone terrace, area of lawn and flower and shrub borders, garden shed/workshop and fence enclosed side area containing the LPG tanks. Outside tap.



**SITUATION:**

The property is most pleasantly situated in this country lane within the favoured and popular Sussex village of Punnett's Town. The village itself enjoys a well-regarded Primary School with the market town of Heathfield being reached within five minutes drive. In general the market town of Heathfield provides a 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 Etchingham and Stonegate are approximately 9 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 approximately 16 miles distant with the larger coastal towns of both Hastings and Eastbourne being reached within approximately 30 and 45 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](http://www.gov.uk)

Services - Mains Water, Electricity & Drainage

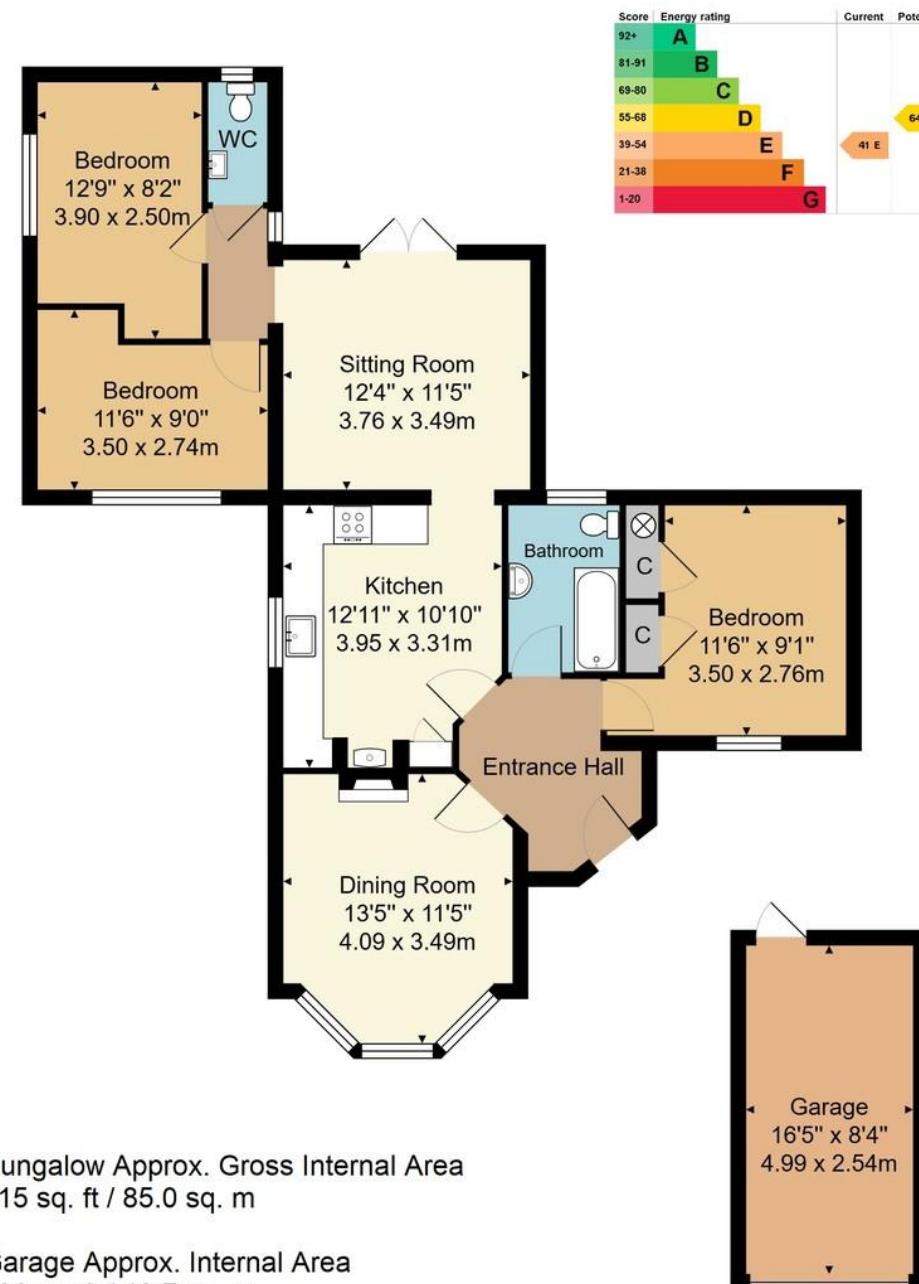
Heating - LPG

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 obtained. 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.



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Bungalow Approx. Gross Internal Area  
915 sq. ft / 85.0 sq. m

Garage Approx. Internal Area  
136 sq. ft / 12.7 sq. m

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.

