



HEATHVIEW, HALLEY ROAD

BROAD OAK, HEATHFIELD - £575,000



**Heathview, Halley Road, Broad Oak,
Heathfield TN21 8TG**

**Reception Hall - Downstairs Cloakroom - Dual Aspect
Sitting Room With Stunning Views - Dining Room With
Views - Modern Kitchen/Breakfast Room - First Floor
Landing - Two Spacious Double Bedrooms - Bathroom
With Bath & Separate Shower - Garage With Electric Up-
And-Over Door - Own Driveway - Large Landscaped
Garden**

A beautifully appointed and exceptionally spacious two double bedroom detached house enjoying panoramic countryside views. The accommodation features a spacious sitting room and separate dining room, modern kitchen/breakfast room and downstairs cloakroom. The landscaped gardens are beautifully maintained and a driveway and single garage with electric up-and-over door provide ample parking. The property is situated opposite Tottingworth Farm with its popular farm shop and cafe and is just a short walk from Heathfield Community College and the local post office and general store in the village centre. Heathfield town centre is approximately 1.5 miles distant and offers a comprehensive range of shops and facilities.

ENCLOSED PORCH:

Part double glazed front door and double glazed windows. Tiled floor.

RECEPTION HALL:

uPVC front door with inset leaded light double glazed window. Understairs storage cupboard.

CLOAKROOM:

Double glazed window. Pedestal wash basin. WC. Tiled walls. Wood effect flooring.

SITTING ROOM:

Dual aspect with double glazed window to front with panoramic countryside views. Double glazed windows and double glazed French doors to the rear opening onto the garden. Feature fire surround with inset gas fire. Coved ceiling. Radiators.

DINING ROOM:

Double glazed windows with panoramic countryside views. Coved ceiling. Radiator.



KITCHEN/BREAKFAST ROOM:

Double glazed windows and double glazed door leading to rear garden. Modern range of white gloss fronted matching wall and base cupboards. Quartz worktops and breakfast bar with inset one and a half bowl stainless steel sink. Inset four burner gas hob with pan drawers below and filter hood above. Built-in double oven and microwave. Integrated dishwasher and fridge/freezer. Space for washing machine. Inset spotlights. Wood effect flooring.

FIRST FLOOR LANDING:

Double glazed window with countryside views towards the south coast. Built-in storage cupboard. Airing cupboard with radiator. Access to loft. Inset spotlights. Radiator.

BEDROOM:

Double glazed window with panoramic countryside views. Two twin built-in wardrobes. Radiator.

BEDROOM:

Dual aspect with double glazed windows to the front with panoramic countryside views, and to the rear overlooking the garden. Full length range of fitted wardrobes and drawers. Radiator.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath, pedestal wash basin, WC. Separate shower cubicle with thermostatic power shower. Chrome heated towel rail. Built-in airing cupboard housing the hot water cylinder. Tiled walls. Inset spotlights.

OUTSIDE:

The property is approached via its own driveway leading to a SINGLE GARAGE with electric up-and-over door, power, light and wall mounted Vaillant gas-fired boiler. There is a good size landscaped garden to the REAR with patio area, lawn with winding paved pathway leading to a second patio area. The garden is well stocked with mature azaleas and many other shrubs and trees. Timber storage shed. Summer House. Outside tap. Gated side entrance.



SITUATION:

The village of Broad Oak enjoys local shops and amenities to include a Village Hall, Church and general store and post office. The market town of Heathfield is only approximately 1.5 miles distant giving an excellent range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The spa towns of Royal Tunbridge Wells and the Coast at Eastbourne are approximately 15 and 17 miles distant respectively and rail service to London can be found at Buxted and Stonegate both offering a service of trains to London. (The larger coastal resorts of both Brighton and Eastbourne can be reached in approximately 45 and 35 minutes' drive respectively).

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: E

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

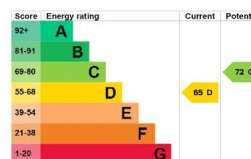
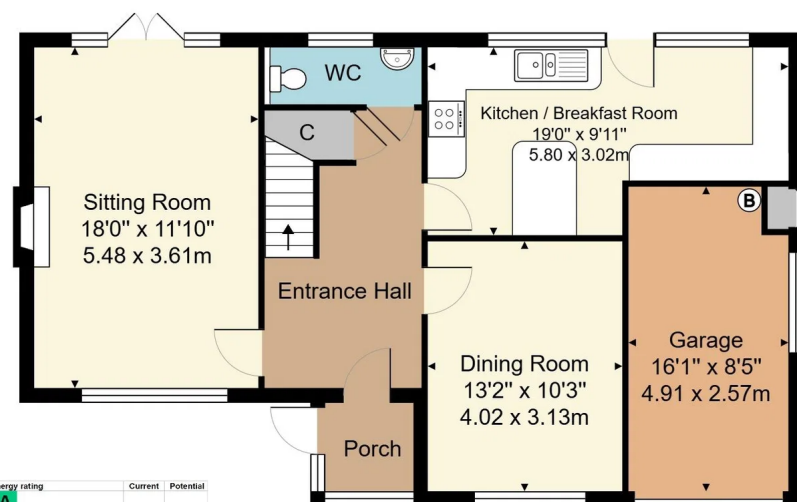
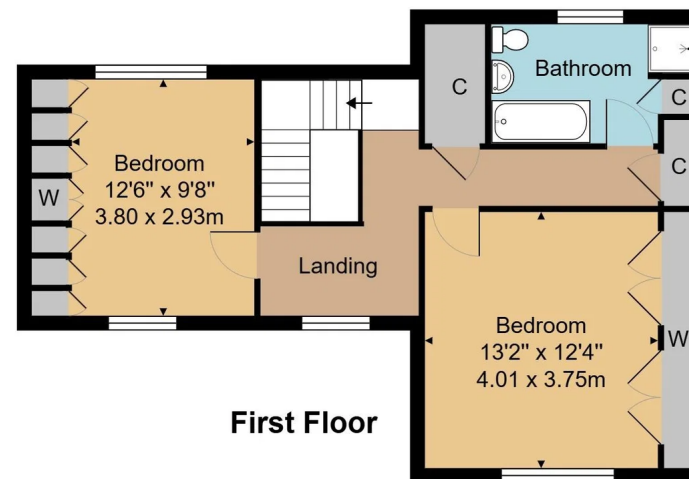
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

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.



Approx. Gross Internal Area 1442 ft² ... 134.0 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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