



**WISH END, MUTTON HALL LANE**  
HEATHFIELD - £395,000

Entrance Hall - Cloakroom - Kitchen -Sitting/Dining Room - Master Bedroom With Ensuite Shower Room - Two Further Bedrooms - Family Shower Room - Garage/Store Room - Rear Garden - Large Driveway

A beautifully presented 3 bedroom semi-detached home modernised throughout by the current owners and situated in a popular location approximately 1/4 mile from Heathfield Town Centre. The accommodation features a spacious 'L' shape sitting/dining room with bi-fold doors opening onto the rear garden and a well presented modern kitchen. The property also includes solar panels with storage battery and EV charge point with a large driveway to the front plus garage/store room.

#### ENTRANCE HALL:

UPVC front door with obscure glass and side panel. Understairs cupboard with shelving and power. Further large understairs cupboard with shelving. Tiled floor. Radiator.

#### CLOAKROOM:

Obscured double glazed window. Wash basin. WC. Tiled floor. Extractor fan. Radiator.

#### KITCHEN:

Range of modern matching wall and base cupboards. Wooden work surfaces with tiled splashback. Integrated fridge/freezer. Space for washing machine. Integrated dishwasher. Stainless steel sink. 'AEG' induction hob with extractor fan over and built-in 'Neff' double oven. Tiled floor. uPVC double glazed door leading to the side of the property.

#### SITTING/DINING ROOM:

Full width double glazed bi-fold doors opening onto the rear garden. Radiator.



**FIRST FLOOR LANDING:**

Access to loft space.

**MASTER BEDROOM:**

Double glazed windows. Radiator.

**ENSUITE SHOWER ROOM:**

Obscured double glazed window. Shower cubicle with electric shower. Wash basin. WC. Extractor fan. Radiator.

**BEDROOM:**

Double glazed window with views across Heathfield towards the South Downs.

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Double glazed window with views across Heathfield towards the South Downs. Radiator.

**FAMILY SHOWER ROOM:**

Obscured double glazed window. Vanity unit with wash basin and illuminated mirror over. Walk-in shower cubicle with drencher head and hand-held shower. WC. Fully tiled walls. Heated towel rail. Extractor fan.

**OUTSIDE:**

The rear garden has a large patio with the remainder being laid to lawn with shrub and flower borders. Further small terraced area. Greenhouse. Timber shed with double doors. Side access. Gate to the rear of the garden giving access to a further strip of land attached to the property giving pedestrian access to Mutton Hall Hill. The property is accessed via a large tarmac driveway with parking for several vehicles leading to the garage/store with power, battery for solar panels and EV charge point. A small area of planting and wooden planters.



**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:**

C

**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, 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 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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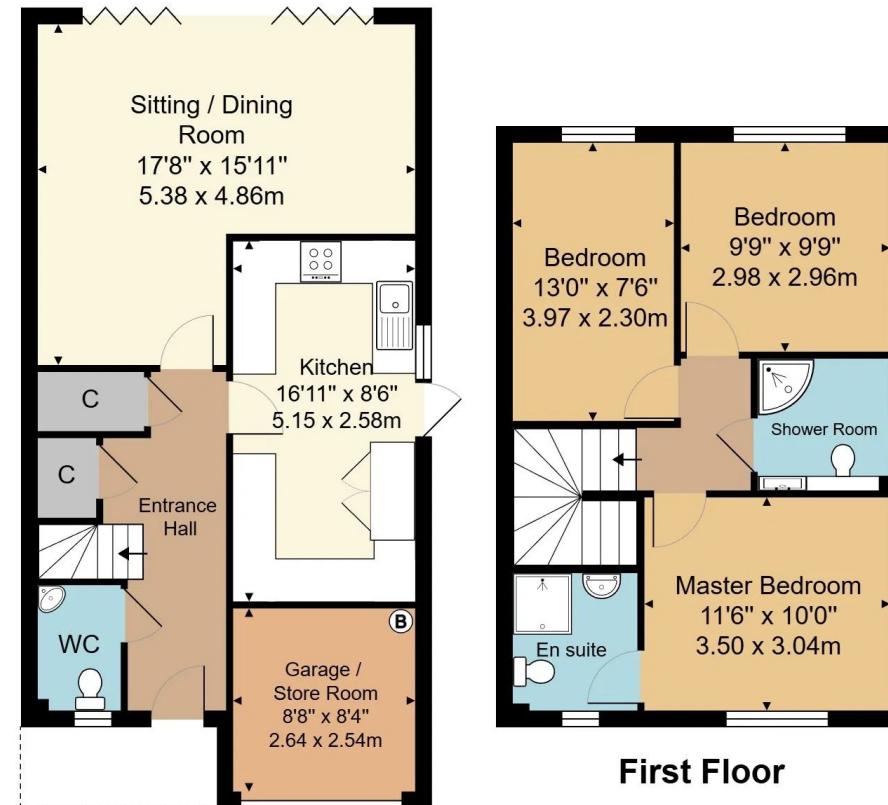
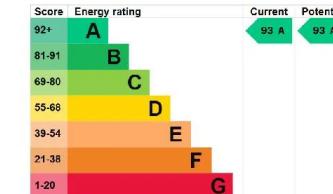
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Approx. Gross Internal Area 1068 ft<sup>2</sup> ... 99.2 m<sup>2</sup>

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.