



OAKFIELD



Harley Lane, Heathfield, TN21 8GD

Offers In Excess Of £230,000



## Harley Lane, Heathfield, TN21 8GD

A beautifully presented and superbly located two-bedroom ground floor apartment with its own private garden and allocated parking, set in a peaceful yet extremely convenient position just a short walk from the picturesque Cuckoo Trail and the amenities of Heathfield High Street.

This bright and generously proportioned home has been tastefully upgraded by the current owner, featuring a refitted kitchen, a newly installed gas-fired boiler, induction hob and extractor fan, fresh neutral décor throughout, and new carpets and flooring.

A particular highlight is the private, sheltered garden, accessed directly from the sitting room. Designed for low maintenance, it is mainly laid to paving and enclosed by close-board fencing, creating a secure and secluded outdoor space. A timber shed is tucked into the corner, providing useful storage for garden equipment, there is also bike storage under the steps and a rear gate offers direct access to the car park.

The accommodation briefly comprises a communal entrance with security intercom, a welcoming entrance hall, a spacious sitting room with partially glazed double doors opening onto a raised patio and the garden, two well-proportioned double bedrooms (with built-in wardrobes to the principal bedroom), a contemporary kitchen with integrated oven and hob, and a modern white bathroom suite.

There is also the opportunity to purchase a share of the freehold if required.

Further benefits include gas central heating, double glazing, an allocated parking space adjacent to the building, and additional parking for residents and visitors. EPC Band C.





### Living Room

14'1" x 11'2" (4.29m x 3.40m)

### Dining Room

12'0" x 8'3" (3.66m x 2.51m)

### Kitchen

8'5" x 7'2" (2.57m x 2.18m)

### Bedroom

12'0" x 11'2" (3.66m x 3.40m)

### Bathroom

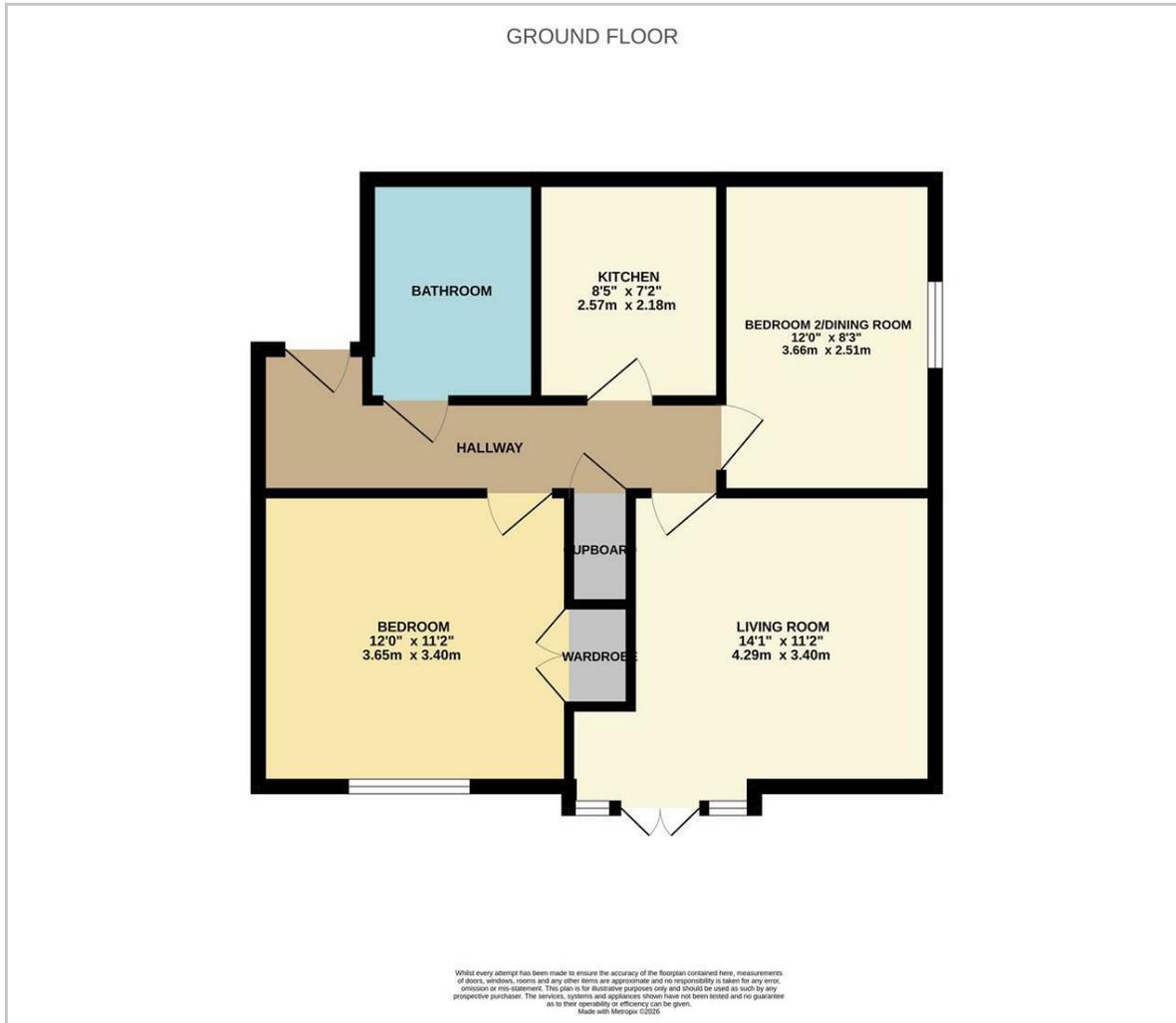
### Council Tax Band C - £2319 Per Annum

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 111 years remaining on the lease and the service charge is £2,100 per annum. Along with the ground rent being £100 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

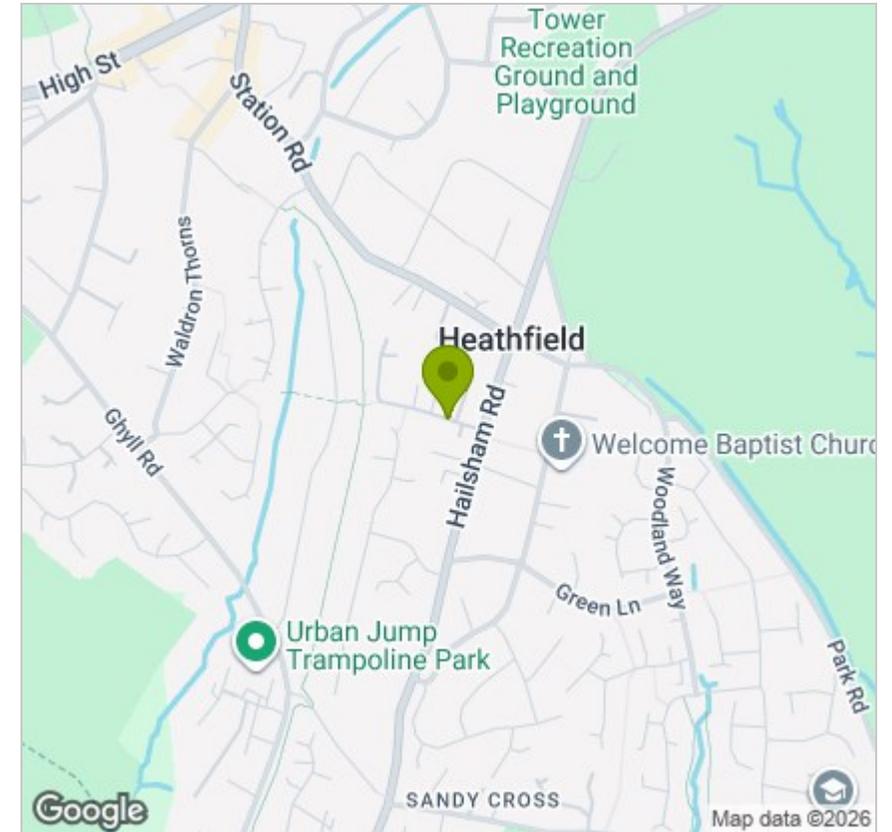


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

