

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Swaines Way, Heathfield, TN21 0AN

- ▼ 3 Bedroom Detached House
- ▼ Garage & Driveway
- ▼ Corner Plot Garden
- ▼ En-Suite, WC
- ▼ Beautifully Presented
- ▼ Near Cuckoo Trail



### EPC RATING

Current:

63 | D

Potential:

82 | B

**£425k - £450k**



## Swaines Way, Heathfield, TN21 0AN

Tucked away at the end of a quiet cul-de-sac, this beautifully improved detached family home offers stylish, well-balanced accommodation in a highly convenient Heathfield location, just moments from the Cuckoo Trail and within easy walking distance of the High Street. The ground floor is arranged for modern living, with a generous sitting room with feature log burner which flows seamlessly into the dining area, creating a light, open and sociable space. The dining room enjoys a pleasant outlook to the rear garden, while the adjacent kitchen/breakfast room provides a practical and well-designed space for everyday family life, with room for informal dining and direct access to the garden. Upstairs, the first floor offers three well-proportioned bedrooms, with the main bedroom benefiting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms, all thoughtfully arranged around a central landing. The property is beautifully presented throughout, reflecting the care and improvements made by the current owners. Outside, the home continues to impress with a generous rear garden designed for sociability, featuring a variety of areas including lawn and patio, ideal for entertaining, relaxing, or family use. To the front, a private driveway provides off-road parking and leads to a detached garage. Set in a peaceful yet well-connected position, this attractive home combines a quiet cul-de-sac setting with excellent access to countryside walks along the Cuckoo Trail and the amenities of Heathfield High Street, making it an ideal choice for families and downsizers alike.

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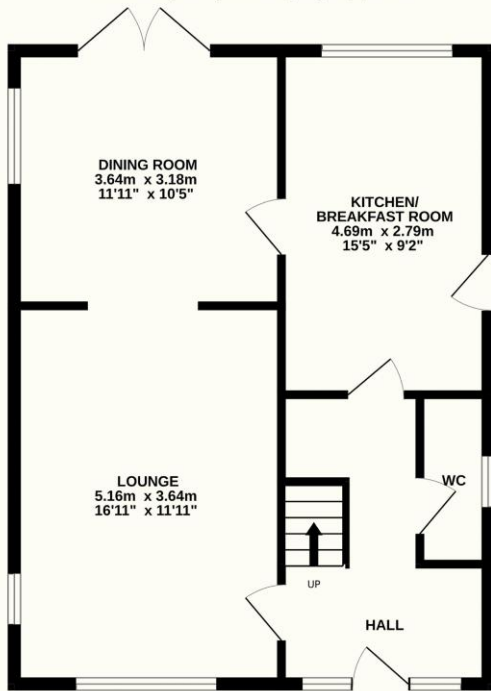
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The Property  
Ombudsman

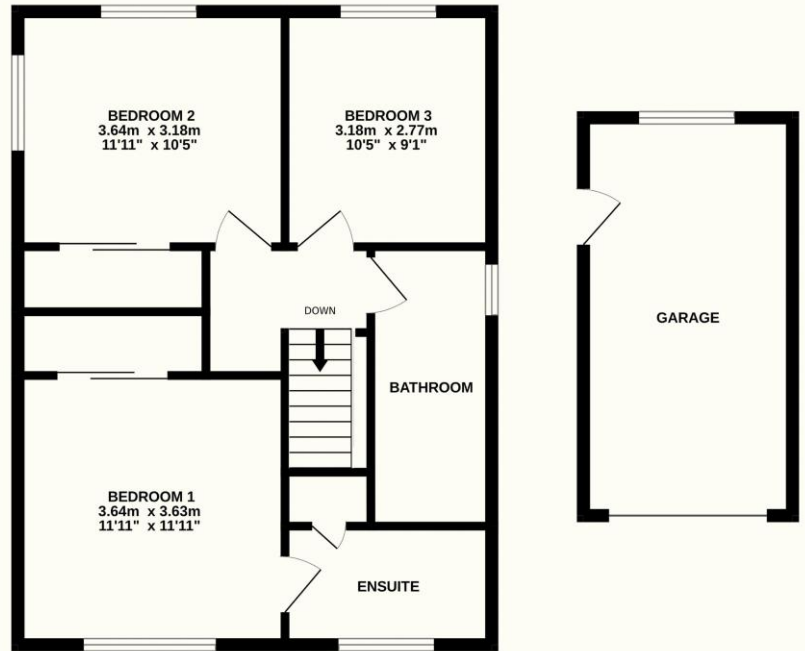
The Property  
Ombudsman  
LETTINGS



**GROUND FLOOR**  
55.8 sq.m. (601 sq.ft.) approx.



**1ST FLOOR**  
55.8 sq.m. (601 sq.ft.) approx.



**TOTAL FLOOR AREA : 127.2 sq.m. (1369 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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