



CUCKMERE RISE
HEATHFIELD - £350,000

12 Cuckmere Rise, Heathfield TN21 8PG

Entrance Hall - Lounge/Diner With Wood Burner- Two Double Bedrooms - Kitchen/Breakfast Room - Well Maintained Front & Rear Gardens - Garage & Own Driveway

A bright and beautifully appointed two double bedroom semi-detached bungalow conveniently situated in a small cul-de-sac location just a short walk from Heathfield town centre with its many shops and facilities. The accommodation has been recently redecorated throughout and features well manicured low maintenance gardens to the front and rear with single garage and own driveway providing parking for a number of vehicles. The property is offered to the market with NO ONWARD CHAIN.

ENTRANCE HALL:

Wood effect flooring. Built-in cloaks cupboard housing the gas-fired boiler and electrical consumer unit. Access to large part boarded loft with pull down ladder. Coved ceiling.

LOUNGE/DINER:

Double glazed windows and French doors leading to the garden. Stripped and polished wooden flooring. Wood burning stove. Inset spotlights. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM:

Double glazed window and double glazed door leading to the rear garden. Range of light wood effect matching wall and base cupboards. Laminate worktops with inset one and a half bowl stainless steel sink. Inset four burner gas hob with oven under and extractor above. Integrated washing machine. Part tiled walls. Coved ceiling. Inset spotlights. Ceramic tiled floor. Radiator.



BEDROOM:

A spacious double bedroom with double glazed window to the front. Stripped and polished wood flooring. Range of fitted wardrobes. Coved ceiling. Inset spotlights. Radiator.

BEDROOM:

A further double bedroom with double glazed window to the front. Built in wardrobe. Coved ceiling. Inset spotlights. Radiator.

SHOWER ROOM:

Double glazed window. White suite comprising large shower cubicle with thermostatic shower, WC, pedestal wash basin. Fitted storage cupboard. Chrome heated towel rail. Inset spotlights. Extractor fan. Tile effect flooring.

OUTSIDE:

The property is approached via its own driveway providing parking for a number of vehicles and leading to a SINGLE GARAGE with up-and-over door, power and light. An attractive landscaped GARDEN to the rear features a paved patio area, lawn, raised shrub borders, green house, wrought iron side gate.

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 telephone appointment to Wood & Pilcher on 01435 862211.

TENURE:

Freehold

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

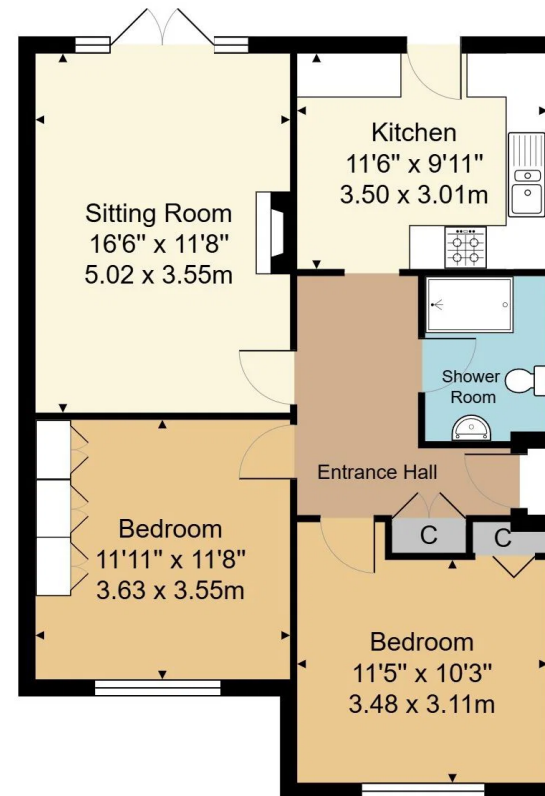
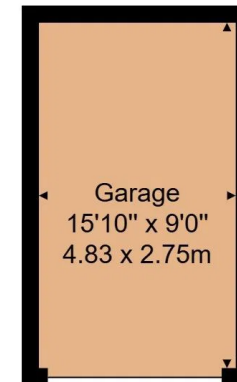
Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

- www.gov.uk

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.



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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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OFFICE

www.woodandpilcher.co.uk



Bungalow Approx. Gross Internal Area 719 sq. ft / 66.8 sq. m

Garage Approx. Internal Area 143 sq. ft / 13.3 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.