



# CHAPEL COTTAGE

MAYNARDS GREEN, HEATHFIELD - £275,000



**2 Chapel Cottage, Maynards Green,  
Heathfield TN21 0DD**

**Entrance Hall - Sitting Room - Dining Room - Kitchen -  
First Floor Landing - Two Bedrooms - Bathroom - Good  
Size Gardens To The Front & Rear - Gardeners WC**

An attractive two bedroom mid-terrace cottage in need of modernisation and featuring two reception rooms, a first floor bathroom and good size gardens to the front and rear. Situated in the desirable village of Maynards Green convenient for the local Primary School and just a short drive from the village of Horam with its amenities and also the market town of Heathfield offering a more extensive range of shops. NO ONWARD CHAIN.

**ENTRANCE HALL:**

uPVC front door. Radiator.

**SITTING ROOM:**

Double glazed window overlooking the front garden. Fireplace with cast iron surround and tiled insert. Radiator.

**DINING ROOM:**

Double glazed windows overlooking the rear garden. Built-in cupboards. Fireplace with tiled surround and hearth. Understairs storage cupboard. Wood effect flooring. Radiator.

**KITCHEN:**

Double glazed window overlooking the rear garden and double glazed door giving access to the garden. Laminate wood effect worktops. Stainless steel sink with cupboards under. Space for cooker, washing machine and upright fridge/freezer.

Stairs leading to:



**FIRST FLOOR LANDING:**

Access to the loft.

**BEDROOM:**

A bright and spacious double bedroom with double glazed window overlooking the front garden and with far reaching views across the rooftops. Radiator.

**BEDROOM:**

Double glazed window overlooking the rear garden. Built-in wardrobe with cupboard above. Radiator.

**BATHROOM:**

Double glazed window. Panel enclosed bath with chrome mixer taps and electric 'Triton' shower over with fitted glass shower screen. WC. Pedestal wash basin with tiled splashback. Airing cupboard housing the boiler and hot water cylinder. Chrome heated towel rail.

**OUTSIDE:**

There is a lawned garden to the FRONT and a good size garden to the REAR with lawned area, mature shrubs and hedging. Timber shed. Gardeners WC.

**SITUATION:**

Located in the small Hamlet of Maynards Green that offers Primary School and local Inn. The town centre of Heathfield is within easy reach by car providing a fine 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. 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. Train stations at both Buxted and Stonegate are approximately 8 miles distant, both providing a service of trains to London.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

C

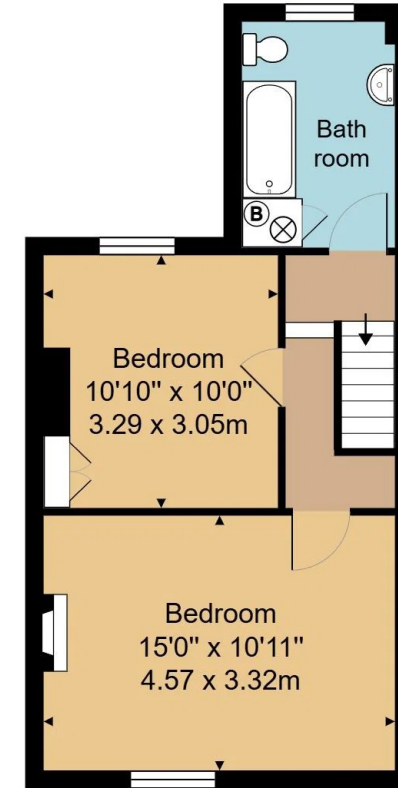
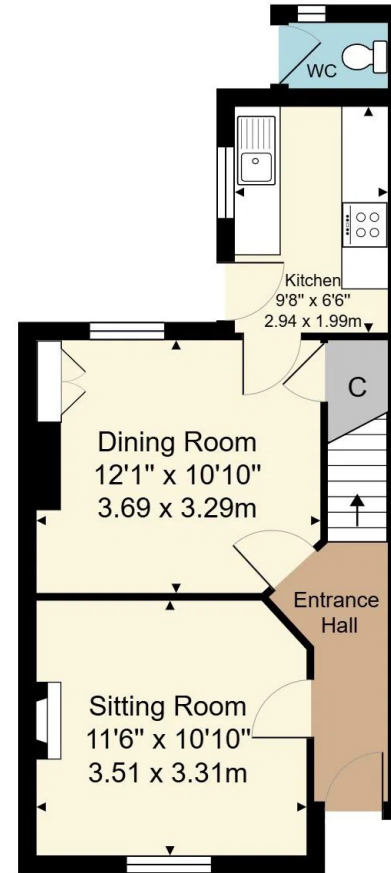
**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England  
 - www.gov.uk  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas-fired

**AGENTS NOTE:**

We understand there is a right of way across the garden  
 for the neighbouring cottages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
38-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 797 ft<sup>2</sup> ... 74.1 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.

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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