

MAGNOLIA CLOSE

HEATHFIELD - £395,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

24 Magnolia Close, Heathfield TN21 8YF

Entrance Hall - Cloakroom - Sitting Room - Modern Kitchen/Diner - Conservatory - Three Bedrooms - Bathroom - Enclosed Rear Garden - Driveway - Single Garage

A well presented three bedroom link detached family home situated on the popular Green Lane development less than a mile from Heathfield town centre. The accommodation features a sitting room, remodelled kitchen/breakfast room with integrated appliances, a spacious double glazed conservatory and a downstairs cloakroom. The garden is well maintained with a patio and lawned area and there is a single garage with parking in front.

ENTRANCE HALL:
Part double glazed uPVC front door, coved ceiling, radiator.

DOWNSTAIRS CLOAKROOM:
Double glazed window. WC. Wash hand basin with tiled splashback. Tiled floor and walls. Chrome heated towel rail.

SITTING ROOM:
Double glazed window to the front, wood effect flooring, coved ceiling, radiator. Panel effect walls.

KITCHEN/DINER:
A range of grey gloss-fronted matching wall and base cupboards. Integrated fridge/freezer, washing machine, dishwasher, double oven and microwave. Worktops with inset hob and filter hood above. Inset sink. Tiled floor. Coved ceiling. Radiator.

CONSERVATORY:
Double glazed windows and French doors to the garden, radiator.







FIRST FLOOR LANDING:
Coved ceiling, linen cupboard with slatted shelves, access to loft.

BEDROOM:
Double glazed windows, radiator, coved ceiling. Built-in double wardrobe.

BEDROOM:
Double glazed window overlooking the rear garden, radiator, coved ceiling.

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BATHROOM:
Double glazed window. White suite comprising panel enclosed bath with thermostatic shower over and glass shower screen. Pedestal hand basin. WC. Tiled floor and walls. Chrome heated towel rail. Extractor fan.

OUTSIDE:
There is an enclosed low maintenance rear garden with brick set patio and storage area to the side. Pathway leading to a rear gate opening onto the driveway and single garage with up and over door, power and light.

SITUATION:
Situated on a sought after development on fringes of the market town of Heathfield with easy access to a popular local primary school. The town itself offers a 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 & 35 minutes drive respectively.





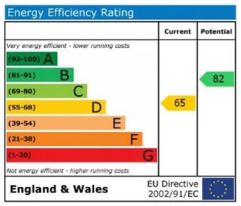


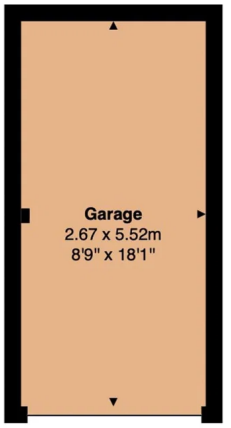
TENURE:
Freehold

VIEWING:
By appointment with Wood & Pilcher 01435 862211

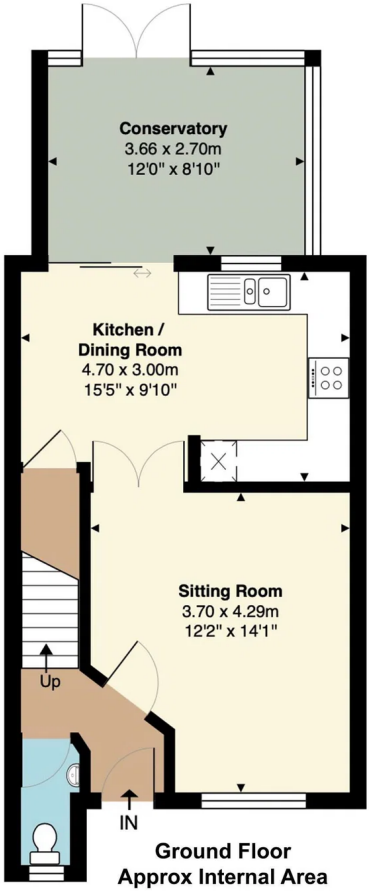
COUNCIL TAX BAND:
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ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage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

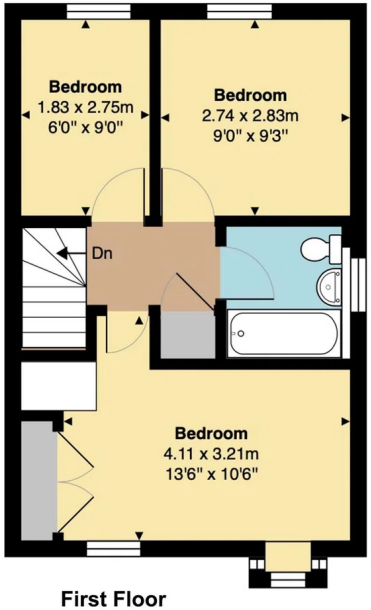




Garage / Store
Approx Internal Area
157 sq ft (14.5 sq m)
(Not Shown In Correct Location / Orientation)



Ground Floor
Approx Internal Area
500 sq ft (46.5 sq m)



First Floor
Approx Internal Area
380 sq ft (35.3 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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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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