



MILESTONES

PRIVATE
PROPERTY
Residential Parking Only
Folio 1 of 2 The Milestones

MILESTONES, MUTTON HALL HILL

HEATHFIELD - £212,500



WOOD & PILCHER
Sales, Lettings, Land & New Homes

**Flat 9, Milestones
Mutton Hall Hill, Heathfield, TN21 8NE**

**Entrance Hall - Sitting Room With Private Balcony -
Kitchen - Two Double Bedrooms - Modern Bathroom -
Communal Gardens -
Single Garage - Residents Parking Area**

A well presented bright and spacious two bedroom first floor apartment conveniently situated just a short stroll from Heathfield High Street. The apartment features a main reception room perfect for relaxation or entertaining, with convenient access to a private balcony with far-reaching views across to the South Downs. The apartment has been updated throughout with brand-new flooring and modern radiators and has ample storage. Both bedrooms are well-proportioned including built in wardrobes, and the property benefits from a single garage, providing secure parking or additional storage, there is also a residents parking area. With its appealing layout and desirable features, this apartment represents a superb opportunity for prospective buyers and benefits from a long lease with share of freehold. NO ONWARD CHAIN.

ENTRANCE HALL:

Built-in airing cupboard with slatted shelving.

SITTING ROOM:

Double glazed window. Door onto Private balcony. Radiator.

KITCHEN:

Double glazed window. Wood fronted matching wall and base cupboards. Marble effect worktop with stainless steel sink. Inset four burner gas hob with splash back and filter hood above. Built-in double oven. Space for washing machine and fridge freezer. Inset Spotlights.



BEDROOM ONE:

Double glazed window. A good size double bedroom with built-in triple wardrobe plus further fitted wardrobe. Radiator.

BEDROOM TWO:

Double glazed window. Built in wardrobe. Radiator.

BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with Mira electric shower over and folding glass shower screen. WC with concealed cistern. Wash basin. Tiled walls. Chrome heated towel rail. Extractor Fan. Inset spotlights.

OUTSIDE:

Private Garage, Residents parking area and Communal gardens.

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.

TENURE:

Leasehold with Share of Freehold.

Lease – 999 years from 1 October 1996.

Service Charge - we are advised by the seller that this is currently £1080 per annum

Ground Rent - we are advised by the seller that this is currently £50 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.



COUNCIL TAX BAND:

C

VIEWING:

By appointment with Wood & Pilcher 01435 862211

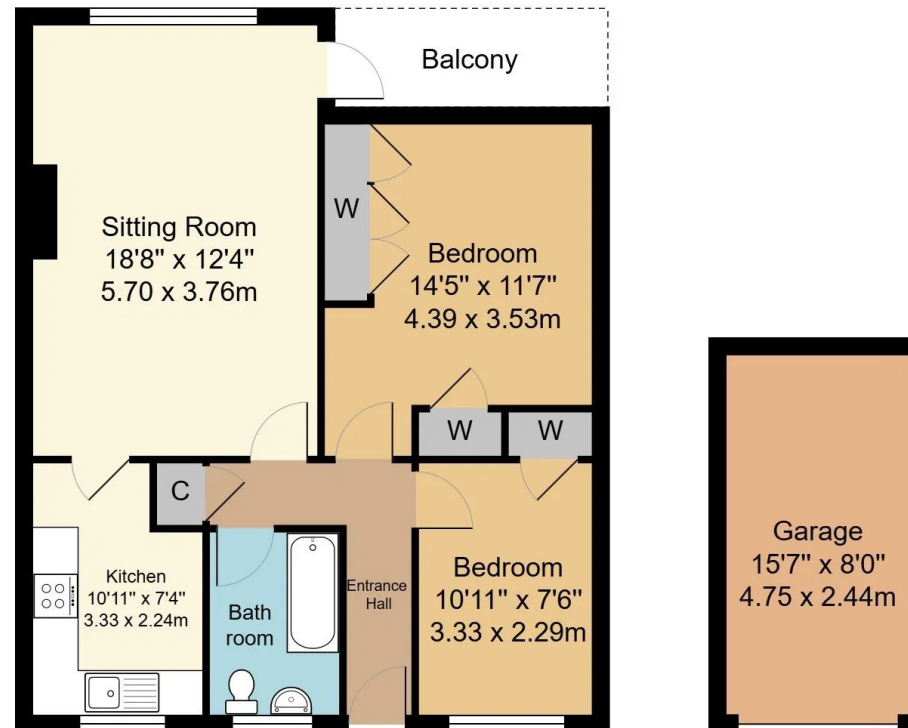
ADDITIONAL INFORMATION:

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 - Electric

AGENTS NOTE:

Estate Agents Act 1979. Messrs. Wood & Pilcher for themselves and their staff declare an interest in this property as the vendor is an employee of Wood & Pilcher.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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.

Apartment Approx. Gross Internal Area 676 sq. ft / 62.8 sq. m
Garage Approx. Internal Area 125 sq. ft / 11.6 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.



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