

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Harley Lane, Heathfield, TN21 8AQ

- ▼ No Onward Chain
- ▼ 2 Bedroom Detached
- ▼ Garage & Driveway
- ▼ En-Suite & Bathroom
- ▼ Wrap Around Garden
- ▼ Central Location



EPC RATING

Current:

76 | C

Potential:

88 | B

£375k – 3400k



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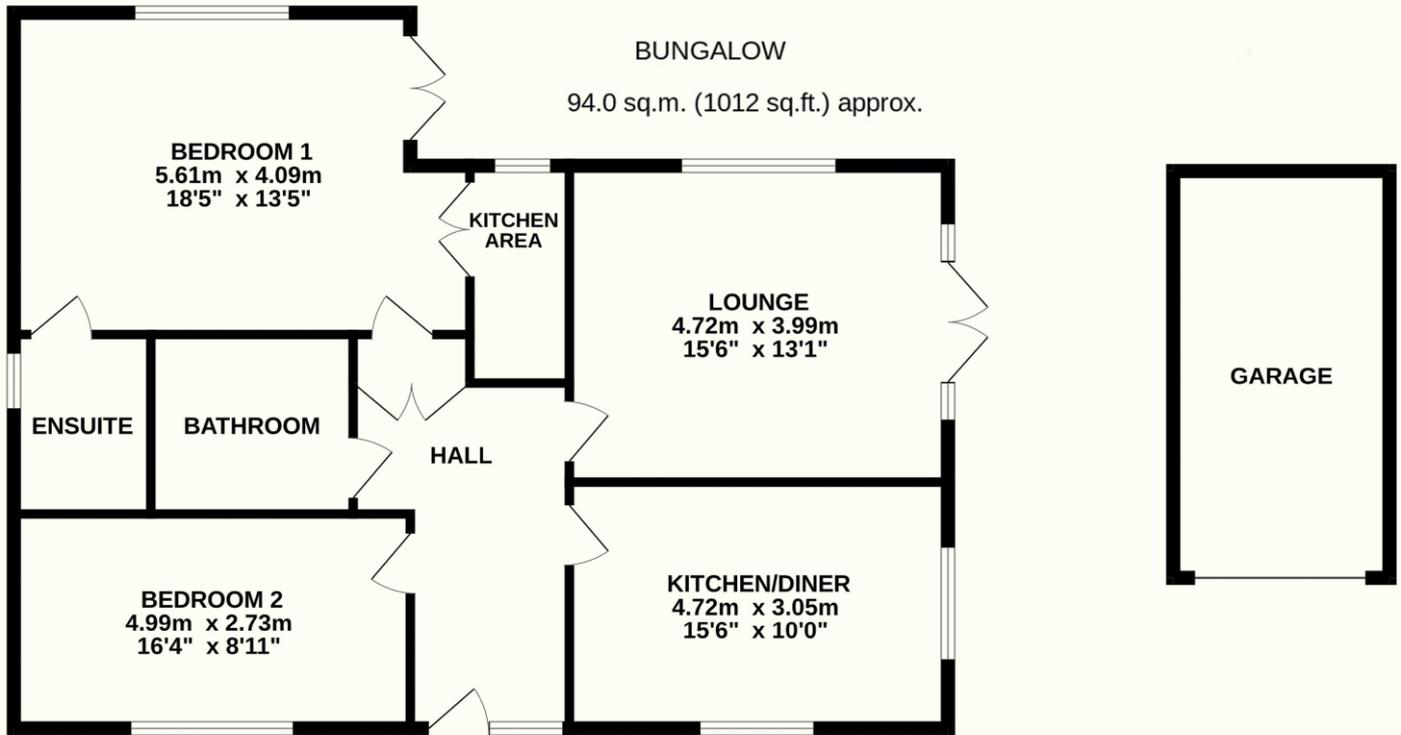
This charming detached bungalow occupies a tucked-away, peaceful position in a highly desirable area near Heathfield. Nestled in a quiet location, it offers excellent accessibility, being within easy walking distance of the renowned Cuckoo Trail, a scenic, traffic-free path perfect for walking and cycling amidst beautiful countryside, as well as Heathfield High Street with its variety of shops, cafés and everyday amenities, and regular bus services for convenient travel further afield. The property is offered with no onward chain, providing a straightforward and potentially swift purchase process for buyers ready to move. Upon entering, a large and welcoming entrance hall sets a spacious tone and provides excellent circulation throughout the home. To the right lies the practical kitchen/diner, a bright and functional space ideal for everyday cooking, casual meals and family gatherings. Straight ahead, the generous living room enjoys a lovely outlook and features double doors that open directly onto the garden, seamlessly blending indoor and outdoor living for relaxed entertaining or peaceful mornings with a coffee in the fresh air. To the left of the hall, a good-sized family bathroom serves the main accommodation. Beyond, the second bedroom offers comfortable double-sized space suitable for guests, family or flexible use. Tucked to the rear for added privacy, the principal bedroom is particularly impressive, complete with its own private en-suite bathroom as well as a useful kitchenette and storage cupboard, perfect for those seeking independent living space, a home office setup, or simply extra convenience. Outside, the bungalow is enveloped by a delightful wrap-around garden that provides generous outdoor space with established planting, lawn and plenty of room for seating, gardening or enjoying the tranquility. The plot feels very private, well screened from neighbours and passers-by, creating a genuine sense of seclusion. A separate garage together with a private driveway offers secure off-road parking and valuable additional storage. Combining single-storey ease, a tranquil and private setting, and superb local access, this lovely home is perfectly suited to those seeking a relaxed yet well-connected lifestyle in a sought-after area. Early viewing is highly recommended to fully appreciate everything it has to offer.

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TOTAL FLOOR AREA : 108.1 sq.m. (1164 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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