



**STREATFIELD GARDENS**  
HEATHFIELD - OFFERS OVER £350,000



**17 Streatfield Gardens, Streatfield Road, Heathfield  
TN21 8LW**

**Entrance Hall - Downstairs Cloakroom - Sitting Room -  
Kitchen/Diner - First Floor Landing - Three Bedrooms -  
Family Bathroom - Allocated Parking Space - Rear &  
Side Garden**

A well proportioned modern end-of-terrace three bedroom family home featuring a kitchen/diner with French doors opening out onto the garden, downstairs cloakroom, good size garden to the rear and side of the property and an allocated parking space. The property is conveniently situated in a quiet cul-de-sac location just a short walk from Heathfield High Street. NO ONWARD CHAIN.

**ENTRANCE HALL:**

Understairs storage cupboard. Wood effect flooring. Inset spotlights. Coved ceiling. Radiator.

**DOWNSTAIRS CLOAKROOM:**

Double glazed window. WC. Wash basin with tiled splashback. Wood effect flooring. Inset spotlights.

**SITTING ROOM:**

Double glazed window. Wood effect flooring. Coved ceiling. Radiator.

**KITCHEN/DINER:**

Range of matching wall and base cupboards. Composite worktop with inset one and half bowl stainless steel sink. Inset five-burner gas hob with filter hood above. Built-in oven and microwave. Integrated dishwasher. Space for washing machine and fridge/freezer. Dining area: Double glazed French doors leading to the rear garden. Wood effect flooring. Inset spotlights.



**FIRST FLOOR LANDING:**

Cupboard housing the hot water cylinder. Access to the loft.

**BEDROOM:**

Double glazed window. Built-in wardrobes. Inset spotlights. Coved ceiling. Radiator.

**BEDROOM:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

**BEDROOM:**

Double glazed window. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with thermostatic shower over and fitted glass shower screen. WC. Pedestal wash basin. Tiled floor and part-tiled walls. Radiator.

**OUTSIDE:**

REAR & SIDE gardens with paved patio and lawned areas with shrub borders and mature Oak tree. Wooden storage shed. Outside tap. Side gate. Allocated parking space to the front.

**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.



**VIEWINGS:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

D

**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 &amp; Drainage

Heating - Gas-fired

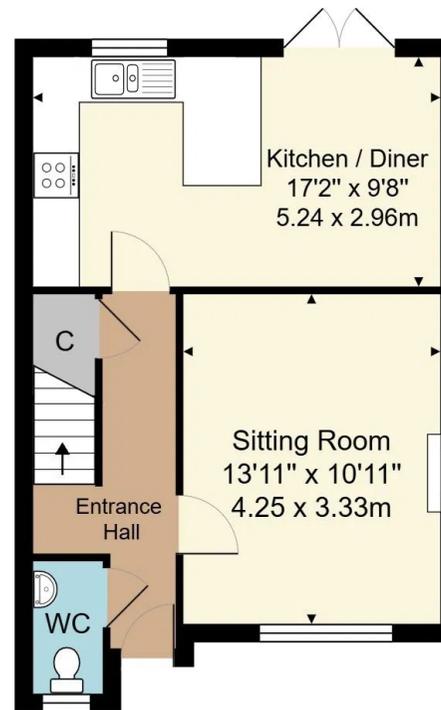
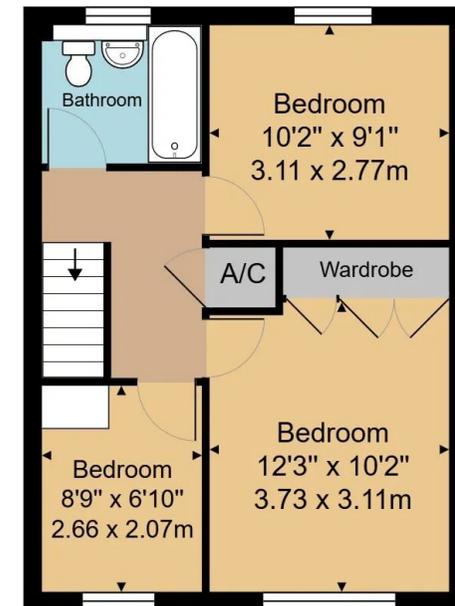
**AGENTS NOTE:**

We understand there is an annual Service Charge for the upkeep of the communal areas, which for the period

01/04/25 - 01/04/26 was £216.00

There is a Tree Preservation Order on the Oak tree in the rear garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**Approx. Gross Internal Area 842 ft<sup>2</sup> ... 78.2 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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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH &amp; ASSOCIATED LONDON OFFICE

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