

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## New Pond Hill, Heathfield, TN21 0LY

- ▼ 3 Bedroom Semi-Detached
- ▼ Extended
- ▼ Principal Bedroom With En-Suite
- ▼ 3 Double Bedrooms
- ▼ Generous Garden
- ▼ Beautiful Location



### EPC RATING

Current:

65 | D

Potential:

79 | C

### Guide Price

**£475,000-£500,000**



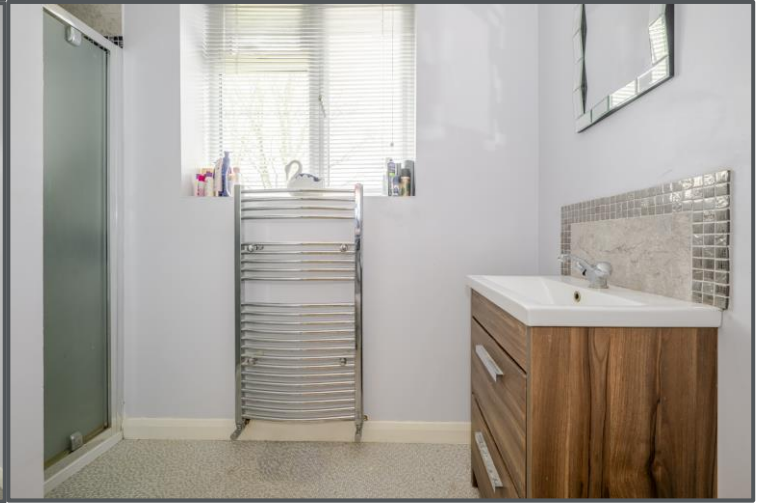
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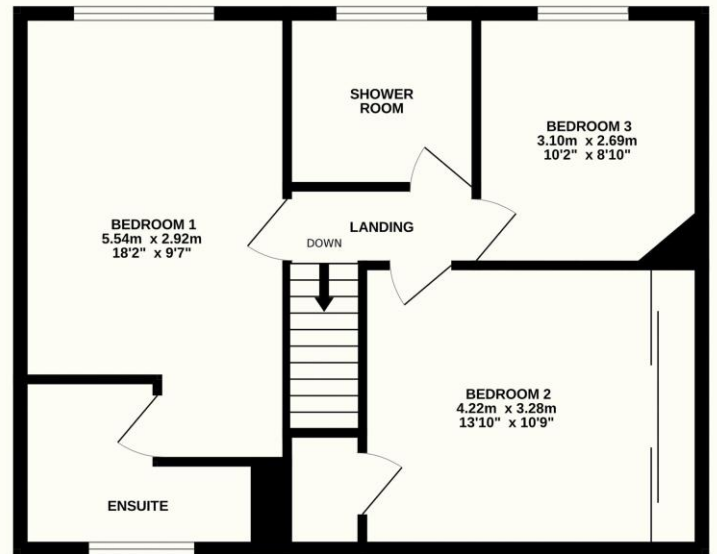
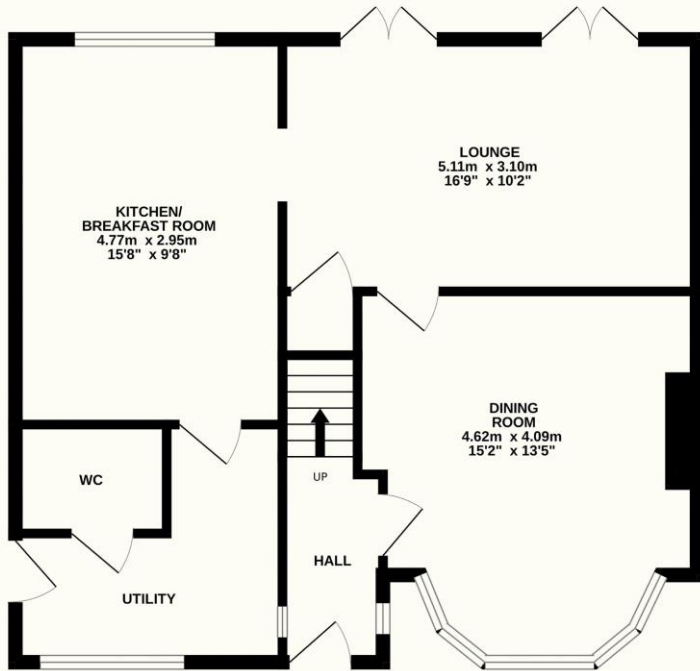
\*\*\*GUIDE PRICE £475,000 - £500,000\*\*\* A beautifully presented extended three-bedroom semi-detached character home, ideally positioned on one of the most sought-after lanes in Cross In Hand, enjoying gorgeous open outlooks to both the front and rear. The property is filled with natural light, particularly to the rear where sunlight streams through the home and out towards the south-facing garden. The spacious living room is a real highlight, featuring two sets of patio doors that open directly onto the garden, creating a wonderful indoor-outdoor connection and an ideal space for relaxing or entertaining during the warmer months. The ground floor offers exceptionally sociable living spaces, perfectly suited to modern family life. The dining room sits at the heart of the home and features a characterful log burner, providing a cosy focal point. The kitchen is well positioned and complemented by a handy utility room and a downstairs WC, adding excellent practicality to everyday living. The accommodation has been thoughtfully extended to provide three well-proportioned bedrooms, including a generous principal bedroom with en-suite facilities, while still offering further potential to extend (STPP) for those seeking additional space. All bedrooms enjoy attractive outlooks, reinforcing the home's peaceful setting. Externally, the property benefits from a private driveway, a sun-filled south-facing rear garden, and an appealing frontage that complements the home's period character. The semi-detached design, combined with its elevated position and open views, makes this a particularly desirable offering. Located on a highly regarded lane in Cross In Hand, this charming property blends character, light and flexibility, making it an ideal choice for buyers seeking a home with both immediate comfort and future potential.

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TOTAL FLOOR AREA : 119.2 sq.m. (1283 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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