

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Mutton Hall Hill, Heathfield, TN21 8FD

- ▼ 4 Bedroom Semi-Detached
- ▼ Off Road Parking
- ▼ Gorgeous Landscaped Garden
- ▼ En-Suite, Cloakroom & Family Bathroom
- ▼ Beautifully Presented Throughout
- ▼ Central Location



EPC RATING

Current:

78 | C

Potential:

87 | B

£450k - £475k



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A beautifully presented semi-detached family home, ideally positioned within walking distance of Heathfield town centre and well-regarded primary and secondary schools. Offering spacious and versatile accommodation across three floors, this impressive property is perfectly suited to modern family living. The ground floor welcomes you via an entrance hall with cloakroom/WC and stairs rising to the upper floors. To the front of the property is a comfortable lounge with an attractive, large window, creating a bright and inviting reception space. To the rear, the home opens into a generous dining room which flows seamlessly into the kitchen, providing an excellent layout for both day-to-day living and entertaining, with direct access onto the garden. The first floor comprises three well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own en-suite shower room. A modern family bathroom serves the remaining bedrooms on this floor, while the landing provides access to the second floor. Occupying the top floor is an impressive additional bedroom, offering a versatile space ideal as a guest suite, home office or teenagers' room. Externally, the property continues to impress. To the front, there is off-road parking for two vehicles. The rear garden has been beautifully landscaped to an exceptional standard and enjoys a desirable south-facing aspect. Designed with entertaining and relaxation in mind, the garden features a pergola seating area, outdoor kitchen space, level lawn, and thoughtfully arranged planting and patio areas. Other added benefits include a large store area and a sunken hot tub. This is a superb opportunity to acquire a spacious and stylish home in a highly convenient Heathfield location.

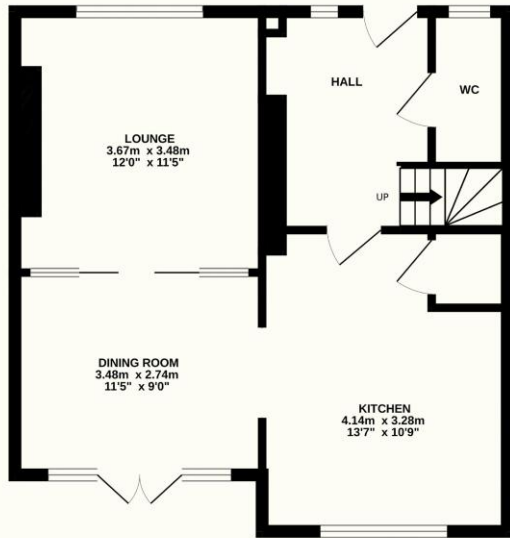
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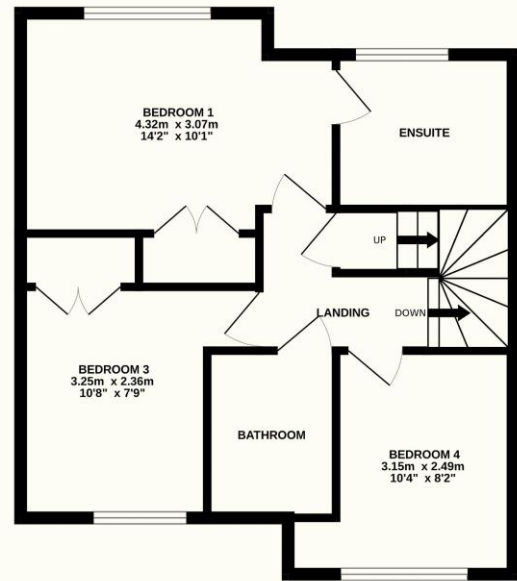




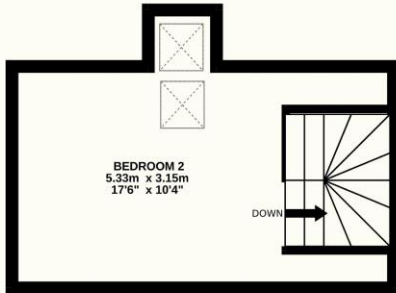
GROUND FLOOR
47.9 sq.m. (516 sq.ft.) approx.



1ST FLOOR
49.8 sq.m. (536 sq.ft.) approx.



2ND FLOOR
17.5 sq.m. (189 sq.ft.) approx.



TOTAL FLOOR AREA : 115.2 sq.m. (1240 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: C

MAINTENANCE/SERVICE CHARGE: N/A

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