



HURSTSHAW GARDENS

VINES CROSS, HEATHFIELD - £299,950



7 Hurstshaw Gardens
Vines Cross, Heathfield, TN21 9EP

Entrance Hall - Lounge/Diner - Conservatory - Kitchen - Lean-To/Utility Room - Landing - Two Double Bedrooms - Bathroom - Good Sized Garden - Views Across Fields To The Rear - Garage En Bloc - Communal Central Green - Pond

A well proportioned two double bedroom end of terraced house with good sized gardens to the rear and side backing onto fields and offering scope to update and make it your own. The property has LPG gas fired central heating, double glazing, spacious lounge/diner with log burner, bathroom and large conservatory and offers scope to extend (Subject to the usual planning consents). The development is set around a central communal green with garage en-bloc and a mature pond for use by the residents of Hurstshaw Gardens. Situated in this desirable village just a stones throw from the local village pub and less than 3 miles from Heathfield town centre. No onward chain.

ENTRANCE HALL:

Radiator, part double glazed front door, storage recess.

LOUNGE/DINER:

Dual aspect with double glazed window to the front overlooking the central green. Fireplace with wood burning stove. Radiator, understairs storage cupboard. Glazed doors leading to:

CONSERVATORY:

Double glazed windows and doors leading to the garden and overlooking the paddocks beyond.

KITCHEN:

Range of wooden fronted matching wall and base cupboards with laminate worktop and inset stainless steel sink. Built-in oven, space for slimline dishwasher, coved ceiling. Double glazed window with views across the paddock.

UTILITY/LEAN-TO:

Matching wall and base cupboards with a laminate worktop and inset one and a half bowl sink. Double glazed door leading to the garden.



Stairs leading to the **FIRST FLOOR LANDING:**
Double glazed window, access to the loft.

BEDROOM 1:

Spacious double bedroom with large double glazed picture window overlooking the central green and with far reaching views. Radiator, storage recess, polished wooden flooring, coved ceiling.

BEDROOM 2:

Double glazed window with stunning outlook across the rear garden and paddocks behind. Radiator, coved ceiling.

BATHROOM:

White suite comprising panel enclosed bath with thermostatic shower over, vanity unit with inset wash basin and cupboards under, WC with concealed cistern. Part tiled walls, wall mounted cupboard and mirror with shaver point, chrome heated towel rail. Double glazed windows overlooking the garden and paddocks beyond.

OUTSIDE:

There is a good sized garden to the rear and side of the property laid to lawn with shrub borders, brick built BBQ. Two timber sheds and garage en-bloc with up and over door. There is a large communal green to the front of the properties and also a large pond.

SITUATION:

The property is located within the popular Sussex village of Vines Cross. The village itself is surrounded by lovely open countryside and is considered to give excellent accessibility not only to the coastal resort of Eastbourne (approx. 15 miles distant) but indeed the market town of Heathfield (approx. 3 miles away). Heathfield provides a 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 ages. The spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approximately 16 miles distant. Stonegate railway station is approximately 8.5 miles distant to the north with other stations at Polegate and Buxted approximately 10 miles away providing train services to London.



TENURE:

Freehold

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

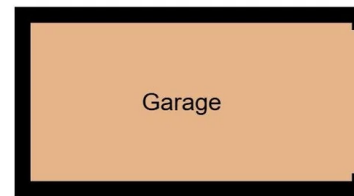
Services - Mains Water, Electricity & Drainage

Heating - LPG

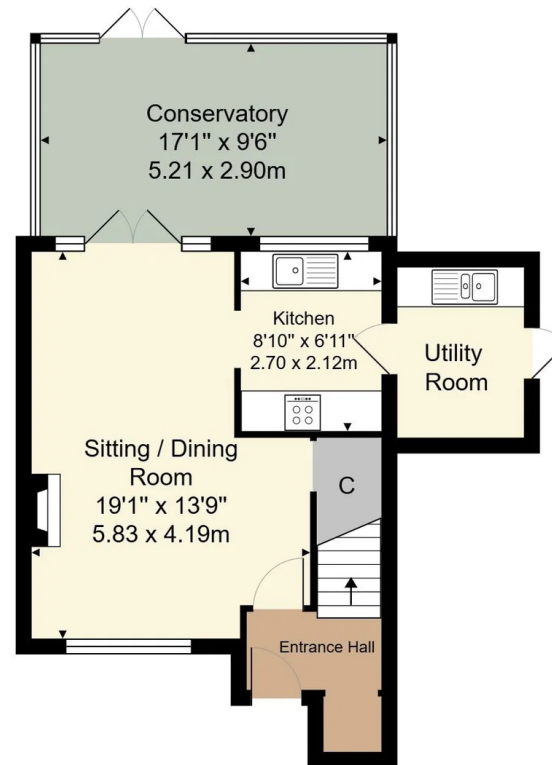
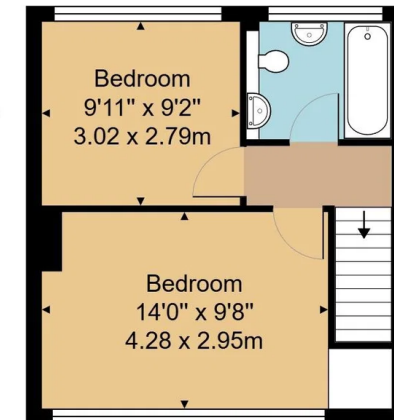
AGENTS NOTE:

We understand there is a service charge of £15.00 per month for the upkeep of the communal areas.

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	80 E	
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 921 ft² ... 85.6 m² (excluding garage)

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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