



SYCAMORE CLOSE
HEATHFIELD - £500,000

1 Sycamore Close, Heathfield, TN21 8HR

Entrance Hall - Utility Room - Downstairs Cloakroom
Sitting Room - Kitchen/Family Room - Dining
Room/Conservatory - First Floor Landing - Four
Bedrooms - Family Bathroom - En Suite Shower Room
Low Maintenance Rear Garden - Off Street Parking For
Numerous Vehicles - Storage Area With Up/Over Door
No Onward Chain

A modern detached family home situated on a corner plot in a cul-de-sac position on the popular Green Lane development. The accommodation includes a sitting room with feature fireplace and open fire, modern fitted kitchen/family room and a dining room/conservatory. Upstairs are four bedrooms, en-suite shower room and a family bathroom. The property benefits from solar panels with battery storage and is offered to the market with no onward chain.

ENTRANCE HALL:

Wood effect flooring, radiator and coved ceiling.

CLOAKROOM:

WC, wash basin with cupboard under and understairs storage cupboard. Radiator, coved ceiling, wood effect flooring and double glazed window.

UTILITY ROOM:

Matching wall and base cupboards with wood block worktop over and space for tumble dryer under. Double glazed door to side access and further door to storage area (formally part of the garage) with power, light and up/over door.

SITTING ROOM:

Feature fireplace incorporating an open fire with stone surround and hearth. Panel effect wall, radiators and leaded light double glazed windows.

KITCHEN/FAMILY ROOM:

Kitchen Area:

Modern fitted kitchen with gloss black and cream fronted wall and base cupboards and granite worktops incorporating an inset one and half bowl stainless steel sink. Appliances include a range style cooker with fitted extractor hood, dishwasher, American style fridge/freezer and space for washing machine. Wood effect flooring, coved ceiling, inset spotlights, double glazed windows overlooking the rear garden and opening into:



Family Room Area:

Wood effect flooring, coved ceiling and opening into the dining room/conservatory.

DINING ROOM/CONSERVATORY:

Wood effect flooring, double glazed windows and roof and double glazed French doors leading to the rear garden.

FIRST FLOOR LANDING:

Built-in airing cupboard housing hot water cylinder with slatted shelving above. Coved ceiling, access to loft, radiator and double glazed window.

MASTER BEDROOM:

Fitted wardrobes with mirror front sliding doors, further built-in wardrobe and high level cupboards. Radiator, leaded light double glazed windows to front and door into en suite shower room.

EN SUITE SHOWER ROOM:

Large walk-in enclosure with drencher head and hand held showerheads, vanity unit with inset wash basin and cupboards under and WC with concealed cistern.

Heated towel rail, inset spotlights, extractor fan and leaded light double glazed window.

BEDROOM:

Part panel walls, radiator, coved ceiling and double glazed window overlooking rear garden with far reaching views towards the South Downs.

BEDROOM:

Fitted floor to ceiling display shelving, radiator, coved ceiling and leaded light double glazed window to front.

BEDROOM:

Radiator, coved ceiling and double glazed window overlooking the rear garden.

FAMILY BATHROOM:

White suite comprising panel enclosed bath with drencher head and hand held shower attachments and glass shower screen, WC and vanity unit with inset wash basin and cupboard under. Contemporary heated towel rail, inset spotlights, extractor fan and window.



OUTSIDE:

The property is approached via its own driveway providing off street parking for a number of vehicles.

The rear garden features a large paved patio area with low maintenance area of astro turf, timber studio with power and light and side access.

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.

TENURE:

Freehold

COUNCIL TAX BAND: E

VIEWINGS:

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, Gas, Electricity & Drainage

Heating - Gas

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.



27 High Street, Heathfield,

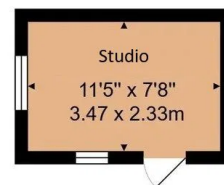
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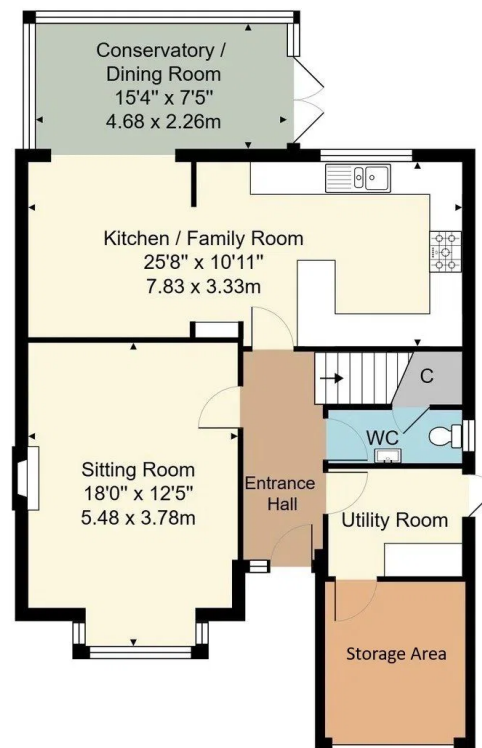
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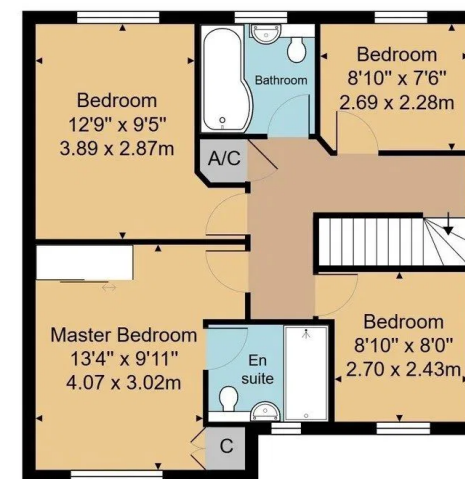


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Current: 77 C, Potential: 83 B



Ground Floor



First Floor

Approx. Gross Internal Area 1505 ft² ... 139.8 m² (excluding summer house)

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.