



**POOK REED LANE**  
**HEATHFIELD - £325,000**



**2 Thorns Cottage, Pook Reed Lane,  
Heathfield TN21 0XR**

**Sitting Room - Dining Room - Kitchen - Two Bedrooms -  
Bathroom - Rear Garden - Driveway**

A charming two bedroom semi-detached period cottage situated in this tucked away location in Pook Reed Lane yet only a short distance from Heathfield High Street and its amenities. The property has been sympathetically improved by the present owner to provide well presented accommodation including a sitting room, dining room and kitchen with integrated appliances and access to a rear garden with a raised patio terrace. To the first floor are two bedrooms and a modern bathroom with contemporary white suite. Viewing recommended. NO ONWARD CHAIN.

Paved brick set path to front door with glazed inset panels and outside coach style light into:

**SITTING ROOM:**

Sash window to front. Exposed ceiling beams. Attractive fireplace with brick recess, paved hearth and timber surround (open fireplace not tested and presently boarded over). Timber effect flooring. Radiator. Painted latch timber door into:

**DINING ROOM:**

Double glazed cottage windows to side and rear. Exposed ceiling beams. Painted brickwork from former fireplace recess. Worktop with fitted freezer and washing machine below and further adjoining useful storage cupboard. Timber effect flooring. Radiator. Painted timber latch door with three steps down to:

**KITCHEN:**

Double glazed cottage windows to rear and timber stable door giving access to the garden. Range of modern marble effect worktops with inset sink and drainer with mixer tap over and inset Lamona four ring electric hob with Lamona stainless steel brush fronted oven/grill below. Range of cupboards and drawers including inset Lamona slimline dishwasher and fridge. Matching wall mounted cupboards and stainless steel brush fronted extractor hood with light. Full height cupboard containing shelved area and recently fitted Alpha gas-fired central heating boiler. Localised tiling. Recessed ceiling downlighters. Timber effect flooring.



**FIRST FLOOR LANDING:**

Exposed wall beams. Access to loft space. Timber door to useful storage cupboard with light. Range of painted timber latch doors to:

**BEDROOM ONE:**

Dual aspect room with secondary glazed sash window to front and double glazed cottage window to side. Recessed ceiling downlighters. Radiator.

**BEDROOM TWO:**

Double glazed cottage window with aspect to rear. Exposed wall beams and painted brickwork. Radiator.

**BATHROOM:**

Fitted with a modern white suite with chrome effect fittings comprising low level WC with twin button flush, pedestal wash basin with tiled splash back and P-shaped bath with mixer tap/hand-held shower attachment over. Recessed ceiling downlighters. Ceiling extractor fan. Timber effect flooring. Radiator.

**OUTSIDE:**

The FRONT of the property enjoys a small shared access over a brick paved driveway providing off-road parking (subject to car size) with low fence and gate giving access to REAR GARDEN: Enjoying a pleasant sunny aspect being fence enclosed with raised flagstone patio terrace and areas of lawn. Outside coach style security light.

**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.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**COUNCIL TAX BAND:**

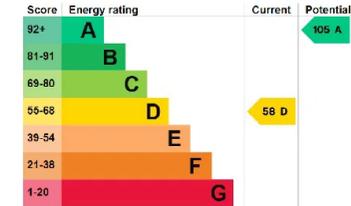
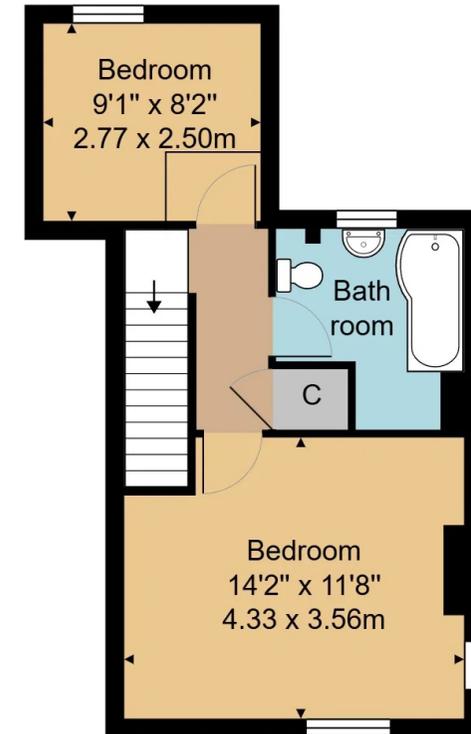
D

**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](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas-fired

**ANTI MONEY LAUNDERING REQUIREMENTS:**

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

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

Approx. Gross Internal Area 702 ft<sup>2</sup> ... 65.3 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.



27 High Street, Heathfield,  
 East Sussex, TN21 8JR  
 Tel: 01435 862211

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

