



LEEVES CLOSE  
HEATHFIELD - £298,000



25 Leeves Close, Heathfield TN21 0AW

**Entrance Hall - Sitting Room - Kitchen/Dining Room -  
Family Bathroom - Separate WC - Front Garden & South  
East Facing Rear Garden**

A well proportioned three bedroom terraced family home conveniently situated in this popular cul-de-sac approximately half a mile from Heathfield High Street and even closer to the local Waitrose. The property also has convenient access to unallocated residents' parking, the nearby children's play area and the scenic Cuckoo Trail, making it particularly appealing for families, dog owners and outdoor enthusiasts alike. Accommodation features a modern bright and spacious kitchen/diner, sitting room, bathroom and separate WC plus a good size south east facing garden to the rear.

**ENTRANCE HALL:**

Wood effect flooring. Understairs storage cupboard. Radiator.

**SITTING ROOM:**

Single glazed window to the front. Wood effect flooring. Radiator. Opening into:

**KITCHEN/DINER:**

**Kitchen area:** Single glazed window to rear. Matching wall and base cupboards. Marble effect worktops with one and half bowl sink with mixer tap. Four ring gas hob with extractor fan over. 'Lamona' stainless steel brush fronted oven and grill. Integrated fridge/freezer.

**Dining area:** Wood effect flooring. Radiator. Single glazed windows and door to raised decked seating area.





**FIRST FLOOR LANDING:**

Airing cupboard with slatted shelving. Access to loft.

**BEDROOM:**

Single glazed window to rear. Triple wardrobe. Radiator.

**BEDROOM:**

Single glazed window to front. Radiator.

**BEDROOM:**

Single glazed window to front. Wardrobe/cupboard. Radiator.

**BATHROOM:**

Obscured single glazed window. Wash basin. Bath with shower attachment over. Heated towel rail. Extractor fan.

**SEPARATE WC:**

Obscured single glazed window. WC. Tiled flooring. Radiator.

**OUTSIDE:**

To the FRONT of the property is a lawned area with steps down to the front door. The REAR garden has a raised timber deck added in 2025 leading to down to lawned area. Brick built store. There is on road parking and nearby access to unallocated residents parking.

**SITUATION:**

The property is conveniently located for Heathfield town centre which offers a wide range of shops and supermarkets. The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 6 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.





## VIEWING:

By telephone appointment to Wood & Pilcher on 01435 862211.

## TENURE:

Freehold

## COUNCIL TAX BAND:

C

## ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

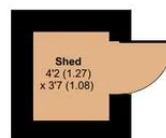
Mobile Phone Coverage search Ofcom checker

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



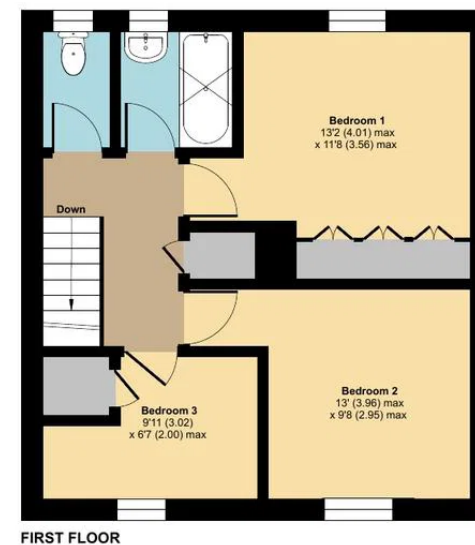
## Leeves Close, Heathfield, TN21

Approximate Area = 854 sq ft / 79.3 sq m

Outbuilding = 15 sq ft / 1.3 sq m

Total = 869 sq ft / 80.6 sq m

For identification only - Not to scale



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.



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
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