



RIDGEWAY COURT, MUTTON HALL HILL

HEATHFIELD - £249,900



WOOD & PILCHER
Sales, Lettings, Land & New Homes

**38 Ridgeway Court, Mutton Hall Hill,
Heathfield TN21 8NB**

**Entrance Hall - Lounge/Diner - Kitchen - Two Double
Bedrooms - En-suite Dressing Room - Bathroom**

An exceptionally well presented and rarely available, 2 double bedroom second floor later living apartment specifically for the over 60s built by McCarthy & Stone and conveniently situated just a short stroll from Heathfield High Street. The development features security entry phones system, lifts, communal lounge, laundry room and guest suite as well as 24 hour emergency call system and part time house manager. The apartment has a spacious lounge diner, re-modelled kitchen, bathroom & en-suite dressing room to the master bedroom. NO ONWARD CHAIN.

ENTRANCE HALL:

Inset spotlights. Large built in storage cupboard. Built in airing cupboard housing pressurised hot water cylinder. Emergency pull cord system.

LOUNGE/DINER:

Double glazed windows enjoying far reaching views towards the South Downs. Wood effect flooring. Feature fire surround with electric fire.

KITCHEN:

Double glazed window. Modern fitted wall & base cupboards. Granite worktops with inset stainless steel sink. Inset electric hob with extractor fan above. Built in double oven. Integrated fridge, freezer & slimline dishwasher. Inset spotlights.

BEDROOM:

Double glazed windows with views towards the South Downs.

ENSUITE DRESSING ROOM:

Fitted clothes rails & shelving. Inset spotlights.



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BATHROOM:

White suite comprising of vanity unit with inset wash basin & cupboards under. Panel enclosed bath with Chrome hand rail. WC. Separate shower cubicle with electric shower. Washing machine & tumble drier. Inset spotlights. Extractor fan. Emergency pull cord.

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.

OUTSIDE:

The development also features communal gardens and off-street parking for visitors. Residents can purchase a permit for a parking space subject to availability and annual charge.



TENURE:

LEASEHOLD

Lease: 125 years from 2012

Service Charge: currently £443.14 per month

Ground Rent: currently £247.50 payable every 6 months

We recommend that you speak to your legal adviser to confirm the above.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

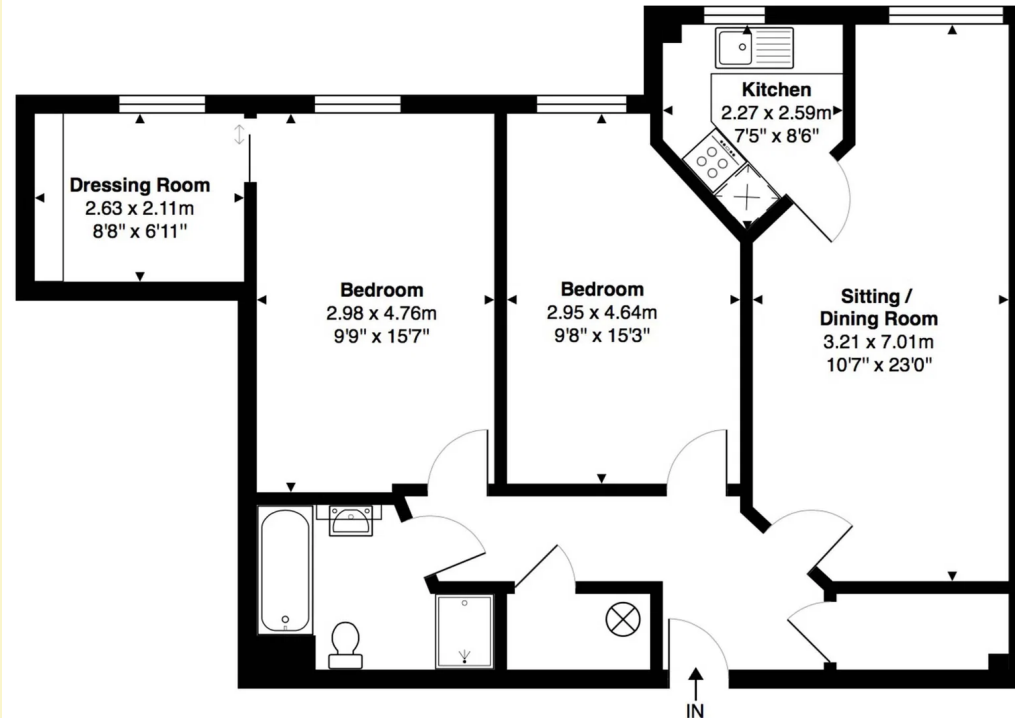
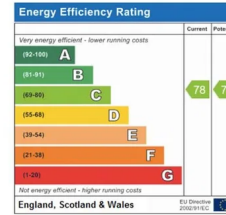
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Electricity & Drainage

Heating - Underfloor

Restrictions - Over 60s



Second Floor
Approx Internal Area
827 sq ft (76.8 sq m)

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Not To Scale.

Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.

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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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