



WOOD & PILCHER  
FOR SALE  
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woodandpilcher.co.uk

**DOWNSVIEW**  
HEATHFIELD - GUIDE PRICE £385,000 - £415,000



## 70 Downsview, Heathfield TN21 8PF

**Enclosed Porch - Entrance Hall - Sitting Room With Wood Burner - Kitchen - Two Bedrooms - Attic Room - Bathroom With Underfloor Heating - Lower Level Storage Area - Front & Rear Gardens - Driveway - Single Garage (With Suitable Access For A Motorbike)**

A well-presented two double bedrooms semi-detached bungalow with additional attic room in a highly sought after location within easy reach of amenities in central Heathfield. Accommodation features a spacious sitting room with wood burning stove, kitchen, single garage (with suitable access for a motorbike), driveway plus front & rear gardens.

### **ENTRANCE PORCH/LEAN TO:**

uPVC door and windows. Wooden floor.

### **ENTRANCE HALL:**

uPVC front door with obscured glass. Storage cupboard. Radiator. Access to:

### **ATTIC ROOM:**

Pull-down ladder. Partially carpeted. Dormer window. Radiator.

### **SITTING ROOM:**

Double glazed French doors with side windows leading to raised decked area. Brick built fireplace with wood burning stove. Part-panelled walls.

### **KITCHEN:**

Double glazed window with views across the townscape. Matching wall and base cupboards. Wooden work surfaces with sink. Induction hob with extractor fan over. Siemens oven. Breakfast bar with storage below. Space for fridge/freezer, dishwasher and washing machine. Wood effect flooring. Radiator. Double glazed door with side window leading to porch/lean to.



**BEDROOM:**

Double glazed windows. Radiator.

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Double glazed window. Radiator.

**BATHROOM:**

Obscured double glazed window. Bath with shower over with drencher head and hand-held shower. Wash basin with cupboard below. WC. Part-tiled walls. Mirror with light. Heated towel rail. Tiled floor with underfloor heating.

**OUTSIDE:**

To the FRONT of the property is an area of lawn with plant and shrub borders and driveway with space for two vehicles giving access to a single garage (with suitable access for a motorbike), with up-and-over door, workbench, power and light. The REAR garden is laid to lawn with established shrubs and borders plus a paved seating area behind the garage. Access from the rear garden to good size storage area beneath the property housing the boiler.

**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

**TENURE:**

Freehold

**COUNCIL TAX:**

C

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England

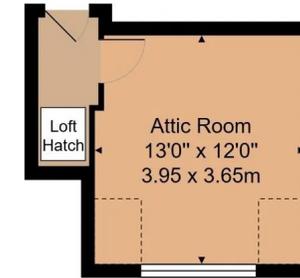
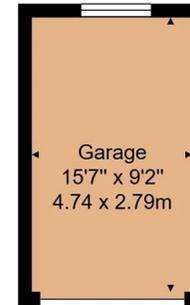
- [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity &amp; Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Access to Loft

**First Floor**

Decking

**Ground Floor**Bungalow Approx. Gross Internal Area  
789 sq. ft / 73.3 sq. mApprox. Gross Internal Area  
(Incl. Attic Room)  
972 sq. ft / 90.3 sq. mGarage Approx. Internal Area  
142 sq. ft / 13.3 sq. m

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.



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