



OAKFIELD



Pine Tree Road, Heathfield TN21 8AU

Price Guide £325,000



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Guide Price - £325,000-£350,000

A beautifully presented two-bedroom semi-detached bungalow, ideally situated on a sought-after residential road within easy reach of Heathfield town centre. This delightful home offers spacious, light-filled, and well-balanced accommodation throughout, making it perfectly suited for those seeking comfortable single-level living in a peaceful yet convenient location.

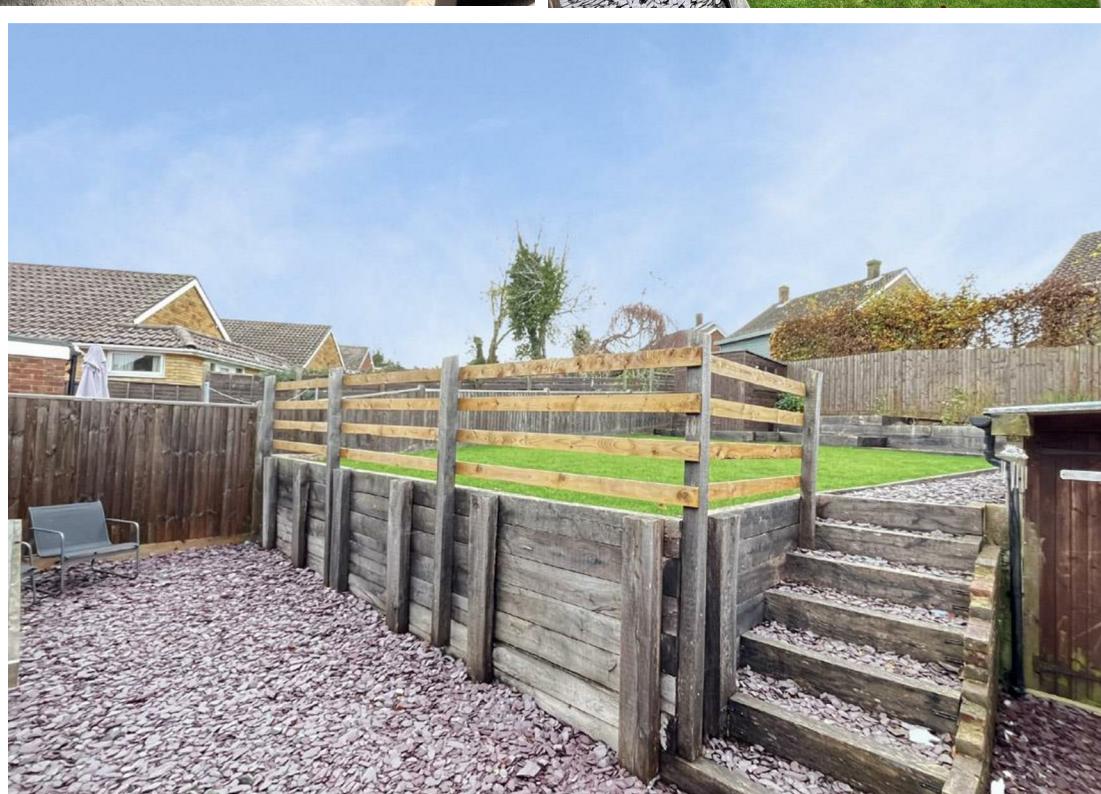
Upon entering, you are welcomed into a bright entrance hall that leads through to the generous living room, a wonderfully inviting space featuring a charming log burner—perfect for cosy evenings—and a large picture window that floods the room with natural light while offering lovely views across to the South Downs. The well-proportioned layout allows ample room for both sitting and dining areas, creating a comfortable and sociable environment ideal for relaxing or entertaining guests.

The property benefits from a newly fitted kitchen, thoughtfully designed with a modern range of wall and base units providing excellent storage and workspace. Integrated appliances, stylish finishes, and a door leading directly to the rear garden add both practicality and convenience to this attractive space.

There are two double bedrooms, each offering generous proportions and pleasant outlooks, together with a family bathroom and a separate cloakroom, adding flexibility and functionality to the layout.

Outside, the property enjoys a particularly private and well-maintained rear garden, arranged over two levels. A slate patio area immediately adjoins the rear of the property, ideal for al fresco dining or simply relaxing in the sunshine. Steps lead up to a raised lawned garden, bordered by mature shrubs and flowerbeds, creating an established and tranquil setting that is not overlooked.





To the front, the garden is mainly laid to lawn with attractive shrub borders, providing an appealing first impression. A private driveway offers off-road parking and leads to a single garage with an up-and-over door, providing additional storage or potential workshop space.

The bungalow is superbly located within Heathfield, a thriving market town offering an excellent range of amenities, including both independent shops and larger supermarkets. Everyday conveniences such as cafés, restaurants, a post office, and healthcare facilities are all within easy walking distance along Hailsham Road. The area is well served by schools for all age groups, making it suitable for families as well as downsizers seeking community living.

For commuters, rail services to London are available from Buxted and Stonegate stations, both approximately six miles away, providing regular connections to the capital.

This is a wonderful opportunity to acquire a well-presented and tastefully improved bungalow in a desirable and accessible location —perfect for those seeking a peaceful home with beautiful surroundings and convenient access to all local amenities.

Sitting Room

14'3 x 13'0 (4.34m x 3.96m)

Kitchen

10'7 x 9'0 (3.23m x 2.74m)

Bedroom

12'9 x 10'8 (3.89m x 3.25m)

Bedroom

13'2 x 9'1 (4.01m x 2.77m)

Garage

20'4 x 9'11 (6.20m x 3.02m)

Council Tax Band - C - £2319 per annum

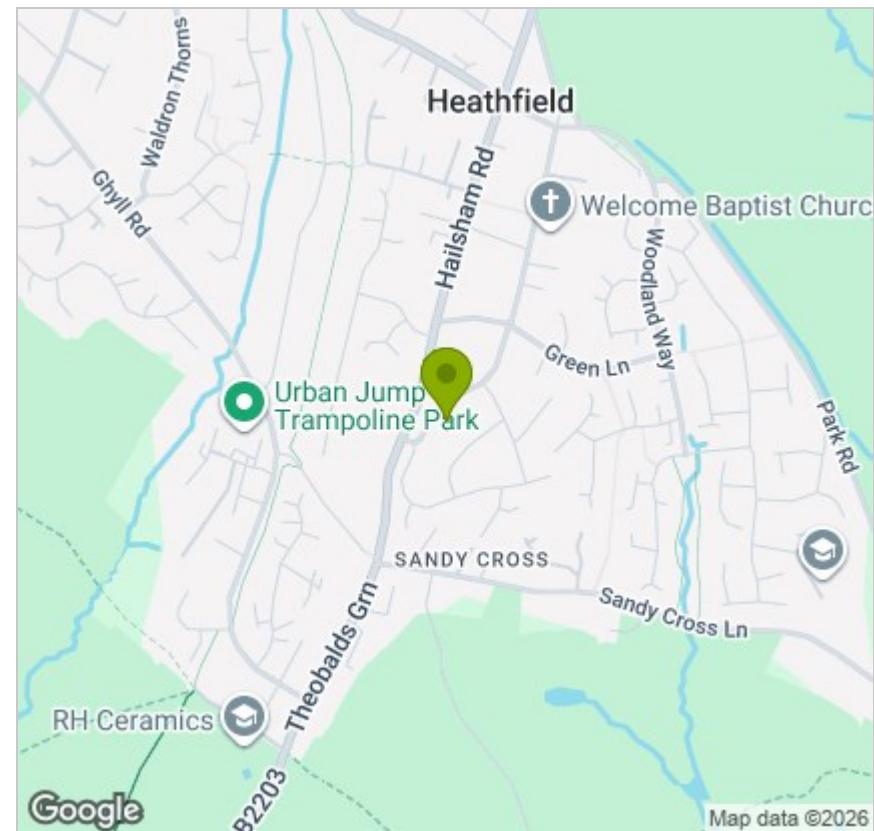
Floor Plan



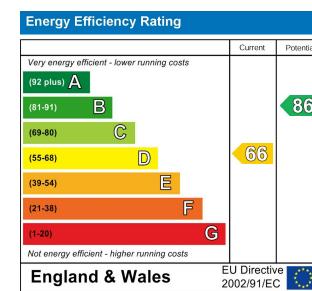
Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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