



WOOD & PILCHER  
SALE  
2211  
BY CO. UK

SWAINES WAY  
HEATHFIELD - £385,000



## 26 Swaines Way, Heathfield TN21 0AL

**Entrance Hall - Lounge/Diner - Modern Fitted Kitchen - Three Bedrooms - Modern Bathroom - Garage - Shared Driveway Plus Additional Off-Street Parking - Lawned Garden**

A modernised and well-presented three bedrooms detached bungalow featuring a good size lounge/diner with bay window, remodelled kitchen and modern bathroom, lawned garden and single garage approached via a shared driveway with further parking to the front.

### **ENTRANCE HALL:**

uPVC part double glazed front door. Built-in storage cupboard with light. Wood effect flooring. Coved ceiling. Access to part boarded loft with light and pull-down ladder. Radiator.

### **LOUNGE/DINER:**

Double glazed windows in bay and double glazed window to the side. Feature fireplace with wood burning stove, stone hearth and wooden mantle over. Coved ceiling. Wood effect flooring. Radiators.

### **KITCHEN:**

Double glazed window. Double glazed stable door to the side. Modern kitchen with range of cream fronted matching wall and base cupboards. Wooden worktop with inset one and a half bowl sink. Inset five burner gas hob with double oven below and filter hood over. Part tiled walls. Tiled floor. Space for upright fridge/freezer and washing machine. Modern upright radiator.



**BEDROOM:**

Double glazed window overlooking the rear garden. Coved ceiling. Radiator.

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**BATHROOM:**

Double glazed window. Modern bathroom with white suite comprising P-shaped panel enclosed bath with chrome mixer tap and thermostatic shower over with drencher head and handheld shower. WC with concealed cistern. Wash basin with cupboards under. Coved ceiling. Tiled floor. Inset spotlights. Extractor fan. Radiator. Chrome heated towel rail.

**OUTSIDE:**

A shared driveway leads to a single garage with up-and-over door, power and light plus additional off-street parking to the front of the property. The rear garden features a paved patio area with tiered beds and steps leading to a further larger patio area and lawn with timber shed and log store. (Please note that the property does not own the full extent of the garden but owns up to the oak tree. However, the area beyond has been used as part of the garden by the current owner).

**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:**

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**ADDITIONAL INFORMATION:**

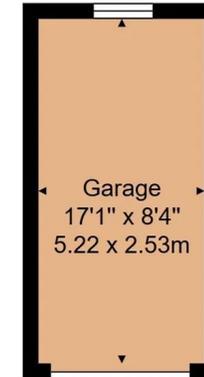
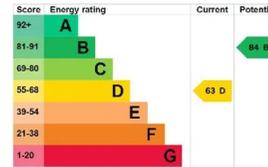
Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England  
 - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water, Gas, Electricity & Drainage  
 Heating - Gas-fired

**AGENTS NOTE:**

We understand that the property does not own the full extent of the garden but owns up to the oak tree. However the area beyond has been used as part of the garden by the current owner.

Bungalow Approx. Gross Internal Area  
 777 sq. ft / 72.2 sq. m

Garage Approx. Internal Area  
 142 sq. ft / 13.2 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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