

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



## Kennedy Close, Heathfield, TN21 8BD

- ▼ 2 Bedroom Semi-Detached
- ▼ Driveway
- ▼ 2 Double Bedrooms
- ▼ Potential To Extend STPP
- ▼ Generous Garden
- ▼ No Onward Chain



### EPC RATING

Current:

68 | D

Potential:

79 | C

**£300k - £325k**



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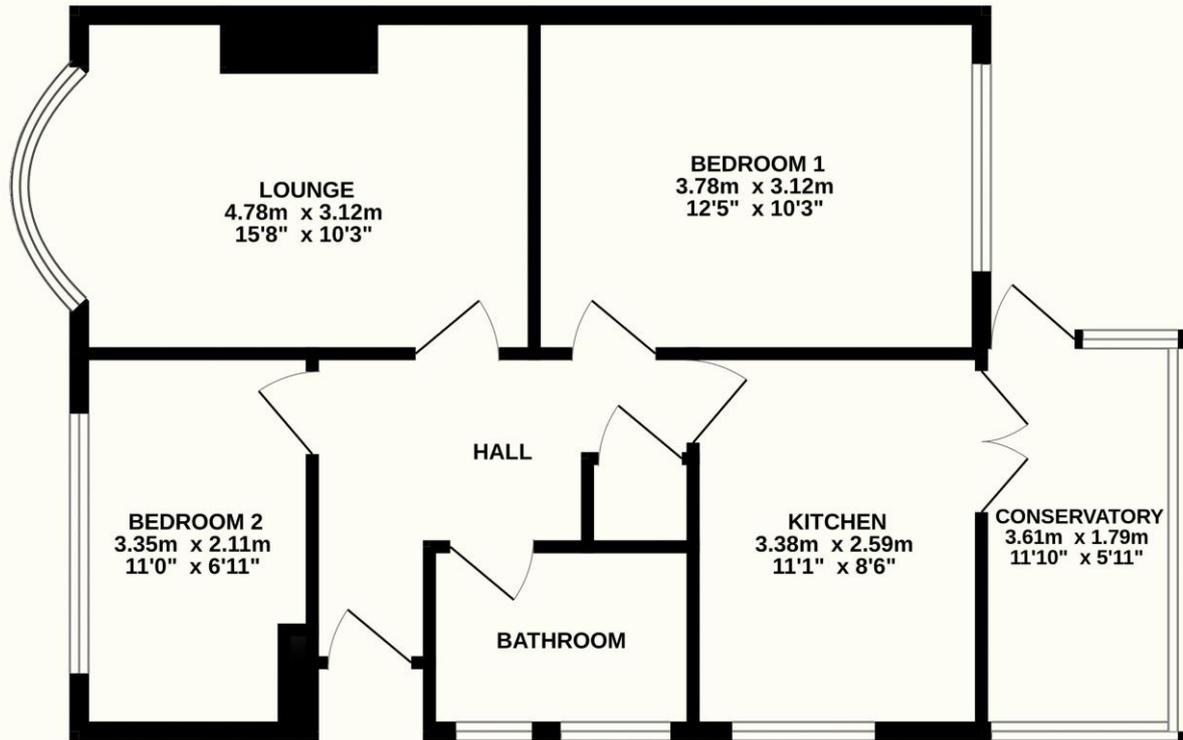
We are delighted to present to the market this well positioned two bedroom semi detached bungalow, offered with no onward chain, making it an ideal purchase for those looking for a straightforward move. Situated in a quiet cul de sac, the property enjoys a peaceful setting while remaining within easy walking distance of Heathfield town centre and the Cuckoo Trail, perfect for convenient day to day amenities and countryside walks alike. To the front, the bungalow is approached via a lawned garden with a driveway running along the side, providing off road parking. The front door opens into a spacious and welcoming hallway which gives access to all principal rooms. There are two well proportioned bedrooms, including a generous main bedroom and a comfortable second bedroom ideal for guests, a study or hobby room. The living room is bright and spacious, offering plenty of room for both seating and dining furniture. Also accessed from the hallway are the family bathroom and a kitchen breakfast room, which provides ample storage and workspace and flows through to a conservatory at the rear. The conservatory offers an additional reception area with views over the garden and a pleasant spot to relax throughout the year. The rear garden is a good size and enjoys a high degree of privacy, being predominantly laid to lawn and offering plenty of space for outdoor entertaining or keen gardeners. There is also an existing base where a garage once stood, which could provide an excellent foundation for a shed, studio or home office, subject to the necessary consents. The property offers significant scope to extend or reconfigure, subject to planning permission, presenting a wonderful opportunity to create a home tailored to your needs over time. This is a property not to be missed and early viewing is highly recommended.

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TOTAL FLOOR AREA : 61.6 sq.m. (664 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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