



## Directions

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Bulls Eye Cottage Battle Road, Heathfield, TN21 8FR

£2,250 Per month

- Detached Period Cottage
- Two Reception Rooms
- Dining Room/Family Room with Log Burning Stove
- Downstairs Bathroom
- Private Swimming Pool
- Four/Five Bedrooms
- Sitting Room with Inglenook Open Fireplace
- Downstairs Bedroom
- Gated Driveway with Ample Parking
- EPC D - 60

## Bulls Eye Cottage Battle Road, Heathfield TN21 8FR

Tucked away just off of Burwash Road is this detached four/five bedroom detached period cottage with a private outdoor swimming pool. NB. Historic front photo used until update available.



Council Tax Band: G



Walking through the front door brings you into the large wood panelled entrance hallway which leads through to the sitting room with an inglenook open fireplace and double doors to the garden and private swimming pool.

The kitchen is well appointed with plenty of windows to allow natural light, there are a number of white coloured storage units with a light wood effect work surface, a range style cooker, appliances and an alternative door to the front of the property.

The double aspect dining room/family room is generously proportioned and benefits from a wood burning stove and windows to the front and rear. Further along the hallway on the ground floor is a large double bedroom and the family bathroom. Upstairs there are four further bedrooms consisting of three double bedrooms and a single bedroom/study.

Outside there are garden to the front & rear and a rare opportunity to enjoy a private swimming pool, an area of lawn and large storage shed. To the front of the property is further lawn with mature shrubs and a gated driveway with ample parking.

The property is available to let long term & unfurnished from mid February. Pets are considered.

Room sizes:

- GROUND FLOOR

- Entrance Hall
- Dining Room: 20'11 x 13'10 (6.38m x 4.22m)
- Sitting Room: 23'6 x 18'0 (7.17m x 5.49m)
- Kitchen: 15'8 x 8'0 (4.78m x 2.44m)
- Bedroom: 13'10 x 9'5 (4.22m x 2.87m)

- Bathroom

- FIRST FLOOR

- Landing
- Bedroom/Study: 10'11 x 6'10 (3.33m x 2.08m)
- Bedroom: 10'11 x 9'6 (3.33m x 2.90m)
- Bedroom: 9'0 x 8'5 (2.75m x 2.57m)
- Bedroom: 12'8 x 11'7 (3.86m x 3.53m)