



**SWAINES WAY**  
HEATHFIELD - £390,000



38 Swaines Way, Heathfield TN21 0AL

**Entrance Hall - Lounge/Diner - Kitchen - Bathroom - Three Bedrooms - Conservatory - Landscaped Front & Rear Gardens - Single Garage Approached Via A Shared Driveway - Additional Off-Street Parking**

An extremely well presented three bedroom detached bungalow with landscaped gardens to the front and rear. A dual aspect lounge/diner, modern fitted kitchen and bathroom with bath and separate shower cubicle. Situated in a popular cul-de-sac with nearby access to the 'Cuckoo Trail' popular with walkers and cyclists.

**ENTRANCE HALL:**

uPVC Front door with leaded light double glazed section. Airing cupboard with radiator and slatted shelving above. Access to part boarded loft with pull-down ladder and light. Wood effect flooring. Coved ceiling. Inset spotlights. Radiator.

**LOUNGE/DINER:**

Dual aspect with double glazed windows to the side and in bay. Coved ceiling. Radiators.

**KITCHEN:**

Double glazed windows and double glazed door leading to the side. Range of grey fronted matching wall and base cupboards with marble effect worktops. Inset stainless steel sink. Space for cooker with glass splashback and filter hood above. Space for fridge/freezer and washing machine. Wall mounted 'Vaillant' gas-fired boiler. Tiled walls. Inset spotlights.



**BEDROOM:**

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

**BEDROOM:**

Double glazed window to the side. Radiator. Further window and glazed door leading into:

**CONSERVATORY:**

Double glazed windows and double glazed sliding patio doors. Solid roof. Radiator.

**BEDROOM:**

Double glazed window. Coved ceiling. Radiator.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath. Large separate shower cubicle with thermostatic shower featuring drencher head and hand-held shower. Wash basin with cupboard under. WC. Tiled floor and walls. Chrome heated towel rail. Inset spotlights.

**OUTSIDE:**

The property is approached via a shared driveway leading to a single garage with up-and-over door, power and light plus a further driveway providing off-street parking. There is a landscaped garden to the REAR featuring a spacious patio area, lawn and mature shrub and flower borders. Side gate.

**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

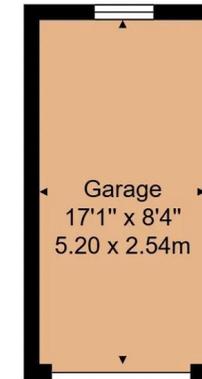
Flood Risk - Check flooding history of a property England

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

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

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	77 C
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area  
848 sq. ft / 78.7 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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