



DOWNSVIEW
HEATHFIELD - £385,000



35 Downsview, Heathfield TN21 8PF

Entrance Porch - Entrance Hall - Sitting Room - Dining Room - Kitchen - Two Bedrooms - Shower Room - Front & Rear Gardens - Driveway - Garage

A two bedroom, two reception room link detached bungalow requiring general updating and modernisation allowing any potential purchaser to create a home to their own taste and style and being situated in this popular residential road just a short distance from Heathfield and its amenities. The property enjoys vacant possession with NO ONWARD CHAIN. Driveway with off-road parking and garage with electric up-and-over door plus private enclosed rear garden backing onto the recreation ground with views of the Gibraltar Tower in Heathfield Park.

Double glazed front door with side screen and outside light point into:

ENTRANCE PORCH:

Leaded light double glazed window to side and quarry tiled flooring to Georgian-style uPVC double glazed panel door into:

ENTRANCE HALL:

Exposed timber flooring. Access to loft. Access to airing cupboard housing hot water tank with slatted shelves aside. Radiator. Range of doors to:

SITTING ROOM:

uPVC double glazed French doors with windows either side giving access to a rear terrace. Fireplace with timber surround and wood burning stove (we are advised the chimney has been sealed off so the stove can not be used at present). Wall light points. Exposed timber flooring. Radiator. Opening into:

DINING ROOM:

uPVC double glazed windows to rear garden. Radiator. Inner door to garage.



KITCHEN:

uPVC double glazed leaded light windows to rear and side. Twin Belfast sink with mixer tap over. Range of timber effect worksurfaces with cupboards below and space for various appliances. Recessed area with shelving housing 'Worcester' gas-fired central heating boiler. Radiator.

BEDROOM:

uPVC leaded light double glazed window to front. Range of fitted wardrobes. Exposed timber flooring. Radiator.

BEDROOM:

uPVC leaded light double glazed window to front. Radiator.

SHOWER ROOM:

uPVC obscure double glazed leaded light windows to side. Fully tiled to walls, wet room style with white suite comprising low-level WC, pedestal wash basin and walk-in shower area with 'Mira' wall mounted shower. Radiator.

OUTSIDE:

To the FRONT of the property are areas of lawn plus a driveway providing off-road parking and giving access to garage with electric up-and-over door, light, power, wall mounted fuse box and meters. A private enclosed REAR garden with decked terrace and areas of lawn plus established flower and shrub borders. Two garden sheds. Views of Heathfield Park.

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 & 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
 Services - Mains Water, Gas, Electricity & Drainage.
 Heating - Gas-fired

ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non-refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,

TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

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



Bungalow Approx. Gross Internal Area 885 sq. ft / 82.2 sq. m
 Approx. Gross Internal Area (Incl. Garage) 1033 sq. ft / 96.0 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.

