



**GOSPEL HALL, BALLSOCKS LANE**

**VINES CROSS, HEATHFIELD - £575,000**



**Gospel Hall, Ballssocks Lane, Vines Cross,  
Heathfield TN21 9ES**

**Entrance Hall - Lounge/Diner With Wood Burning Stove -  
Conservatory - Kitchen/Breakfast Room - Downstairs  
Cloakroom - Study - Utility Room - First Floor Landing -  
Three Bedrooms - Family Bathroom - Good Size Well  
Maintained & Landscaped Garden To The Rear -  
Driveway To The Front Providing Parking For Several  
Vehicles - Single Garage**

A unique well presented and spacious 3 bedroom detached family home, formerly the Gospel Hall dating back to 1911 and overlooking fields to the front. The accommodation features a large open plan lounge/diner with wood burning stove, kitchen/breakfast room, large utility room, study and conservatory overlooking a stunning landscaped garden to the rear. To the front of the property the driveway provides parking for several vehicles and leads to the single garage.

**ENTRANCE HALL:**

Wooden flooring. Coved ceiling. Radiator.

**DOWNSTAIRS CLOAKROOM:**

WC. Wash basin with mosaic tiled splashback. Extractor fan. Radiator.

**LOUNGE/DINER:**

A large open plan room with wood burning stove. Coved ceiling. Radiators. Triple glazed windows and door leading to:

**CONSERVATORY:**

Double glazed windows with dwarf wall and door overlooking the rear garden. Wood effect flooring. Radiator.

**STUDY:**

Double glazed windows in bay to the front. Coved ceiling. Upright radiator.

**KITCHEN/BREAKFAST ROOM:**

**Kitchen Area:** Dual aspect with triple glazed windows and door to the rear garden. Range of matching wall and base cupboards. Laminate worktop with inset one and a half bowl sink and tiled upstand. Space for dishwasher. Floor mounted oil-fired boiler. Coved ceiling. Herringbone wood effect flooring. Archway to:  
**Breakfast Area:** Triple glazed window. Herringbone wood effect flooring. Coved ceiling. Upright Radiator.



**UTILITY ROOM:**

Wood effect worktops with cupboards under. Stainless steel sink with cupboards under. Space for washing machine. Door to integral garage. Radiator.

**FIRST FLOOR LANDING:**

Airing cupboard housing hot water cylinder with slatted shelves above. Access to the loft. Radiator.

**BEDROOM:**

Triple glazed window overlooking the rear garden. Range of built-in wardrobes. Eaves storage cupboard. Radiator.

**EN-SUITE SHOWER ROOM:**

Triple glazed window. Shower cubicle with thermostatic shower featuring a drencher head and hand held shower. WC. Wash basin with cupboard under. Tiled walls. Chrome heated towel rail.

**BEDROOM:**

Double glazed window overlooking fields to the front. Built-in wardrobes. eaves storage. Radiator.

**BEDROOM:**

Double glazed window. Eaves storage. Radiator.

**BATHROOM:**

Triple glazed window. White suite comprising panel enclosed bath with shower over. WC. Wash basin. Part-tiled walls. Wood effect flooring. Radiator.

**OUTSIDE:**

The driveway to the front provides parking for a number of vehicles and leads to the single garage with glazed double doors, side windows, power and light. The REAR garden is landscaped and features two lawned areas, a large paved patio, shrub and hedge borders plus fruit & vegetable beds. Brick-built barbecue. Timber storage shed. Greenhouse. Outside tap. Side access.

**SITUATION:**

The village of Vines Cross is surrounded by open countryside and has easy access to Eastbourne (approx. 15 miles distant) and Heathfield (approx. 3 miles away) both offering a range of shopping facilities and supermarkets. The area is well served with schools for all ages. Tunbridge Wells offers shopping, leisure and grammar schools and is approximately 16 miles distant. Stonegate railway station is approximately 8.5 miles to the north with further stations at Polegate and Buxted approximately 10 miles away all providing train services to London.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

F

**ADDITIONAL INFORMATION:**

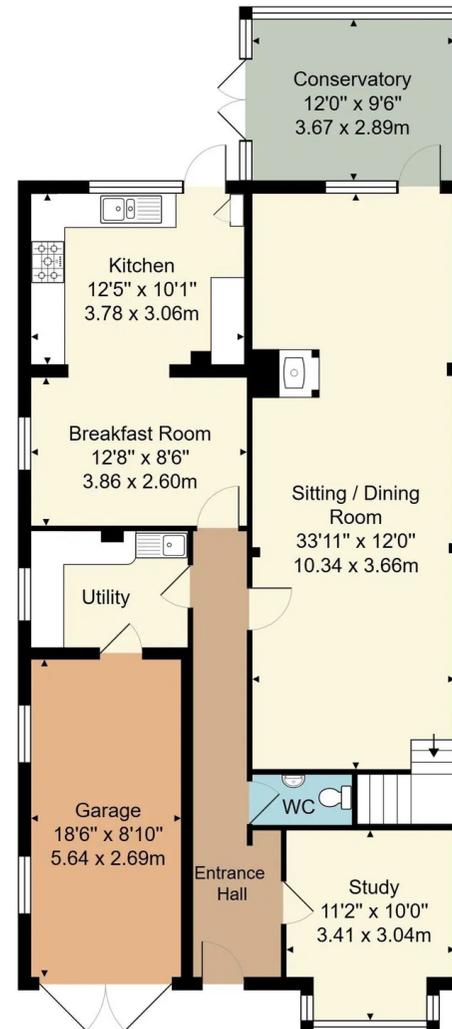
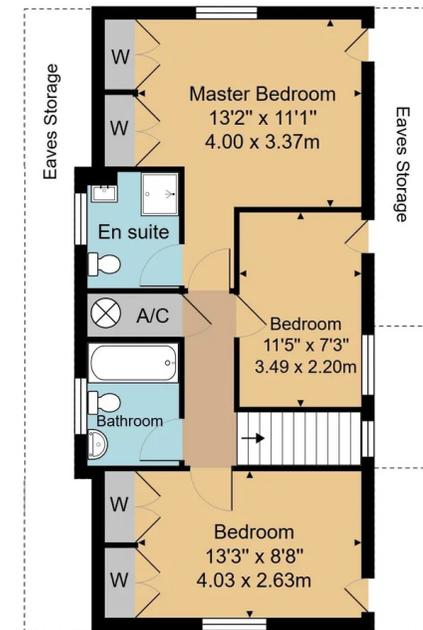
Broadband Coverage search Ofcom checker  
 Mobile Phone Coverage search Ofcom checker  
 Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
 Services - Mains Water, Electricity & Drainage.  
 Heating - Oil-fired  
 Cooking - LPG

**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 nonrefundable 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 1855 ft<sup>2</sup> ... 172.3 m<sup>2</sup>  
 (Includes Garage)

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.



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