



FORDS COTTAGES

RUSHLAKE GREEN, HEATHFIELD - £425,000

1 Fords Cottages, Marklye Lane, Rushlake Green, Heathfield TN21 9QE

Sitting Room With Fireplace - Dining Room - Kitchen - Utility Room - Downstairs Shower/Cloakroom - Basement/Hobby Room - Two Double Bedrooms - Further Modern Shower Room - Good Size Roof Terrace - Stunning Outlook Across The Village Green To The Front & Fields/Countryside To The Rear

An attractive two bedroom end-of-terrace cottage arranged over three floors (plus a basement) situated in the idyllic country village of Rushlake Green overlooking the village green to the front with local pub and village store and fields/countryside to the rear. The accommodation features two reception rooms, a utility room, ground floor shower/cloakroom plus first floor modern shower room. Good size roof terrace overlooking the gardens and fields & countryside beyond and lawned garden to the side and rear. NO ONWARD CHAIN.

SITTING ROOM:

Double glazed windows overlooking the village green. Open fireplace. Radiator.

DINING ROOM:

Double glazed windows overlooking the side garden area. Serving archway from the kitchen. Radiator.



KITCHEN:

Double glazed window overlooking the side garden area. Range of matching wall and base cupboards. Granite effect worktops with inset sink. Space for cooker. Polished wooden floor. Radiator.

UTILITY ROOM:

Double glazed window overlooking the rear garden and double glazed door to the side. Granite effect worktop with cupboards under. Space for washing machine. Polished wooden flooring. Radiator.

DOWNSTAIRS SHOWER/CLOAKROOM:

Double glazed window. WC with concealed cistern. Wash basin with cupboard under and tiled splashback. Shower cubicle with thermostatic shower. Polished wooden flooring. Radiator.

Stairs down to:

BASEMENT/HOBBY ROOM:

Inset spotlights. Wood effect flooring. Radiator.

Stairs from ground floor to:

FIRST FLOOR LANDING:

Double glazed door with side window opening onto a good size ROOF TERRACE with wrought iron balustrades and far reaching views across fields and countryside. Radiator.

BEDROOM:

Double glazed windows overlooking the village green. Ornate fire surround with metal insert. Built-in wardrobe. Radiator.

SHOWER ROOM:

A modern shower with large walk-in shower cubicle. WC with concealed cistern. Wash basin with drawers under. Airing cupboard. Chrome heated towel rail. Tiled floor. Inset spotlights.

Stairs to:

SECOND FLOOR BEDROOM:

Double glazed window overlooking the village green. Access to eaves. Exposed beams. Radiator.



OUTSIDE:

There are lawned gardens to the side and rear with mature shrub and hedge borders and a paved patio area overlooking fields to the rear.

SITUATION:

The rural village of Rushlake Green is situated approximately 4 miles from the thriving market town of Heathfield offering a wide range of shopping facilities, some of an interesting independent nature with the backing of national supermarkets. Rushlake Green has a traditional English village green, General Store and a charming Public House. Mainline railway stations can be found at Stonegate, approximately 8.6 miles, and Robertsbridge approximately 8.3 miles distant.

VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: D

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, Electricity & Drainage
 Heating - Oil-fired

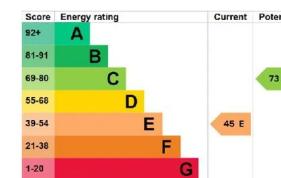
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Approx. Gross Internal Area

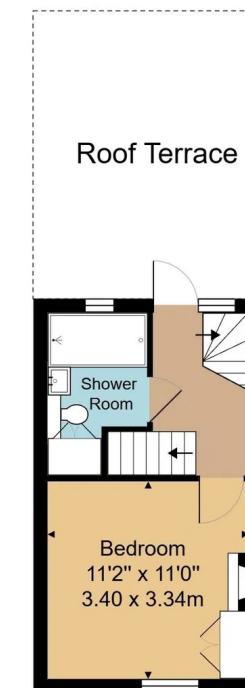
933 ft² ... 86.7 m²



Second Floor



Ground Floor



First Floor

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.