

EPC: D

Shelley Park, Station Road, Heathfield, TN21 8DR

Guide Price: £160,000 – £170,000

FREEMAN FORMAN

CHAIN FREE

An ideal opportunity to acquire a purpose built ground floor one bedroom flat in sought after modern block of only five other flats, with share of freehold, offering greater security and long-term investment appeal.

The apartments are reserved solely for owner occupiers, helping to sustain a peaceful and appropriately maintained setting.

The property is situated a convenient distance from Heathfield High Street and its amenities and offers deceptively spacious accommodation being one of the largest apartments in the building, with the added benefit of a garage en bloc to the rear.

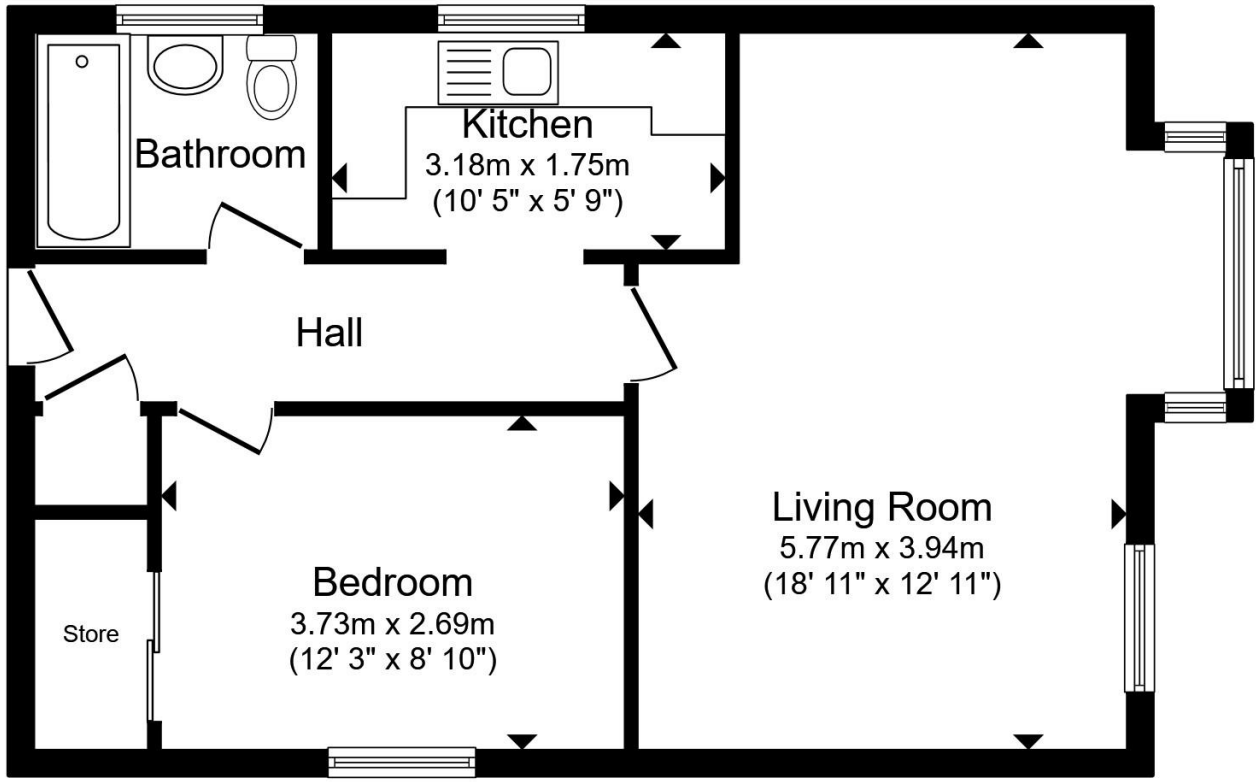
Comprising:

Communal entrance hall, private entrance hall, generous sitting/dining room, kitchen, bedroom with built in wardrobe and bathroom.









Total floor area 52.3 m² (562 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections. Powered by www.propertybox.io

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Council Tax Band: B

Tenure: Share of Freehold

Service Charge: £1200 P/A

Ground Rent: None

Lease: 86 years

Location:
Located just moments from central Heathfield and its wealth of amenities. There is no shortage of supermarkets, eateries, collectables shops, grocers and butchers along with the essential pharmacy, doctors surgery and dentist. Easy access to the well-known Cuckoo Trail allows for countryside walks between Heathfield and Eastbourne along the former railway line. 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 around 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

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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