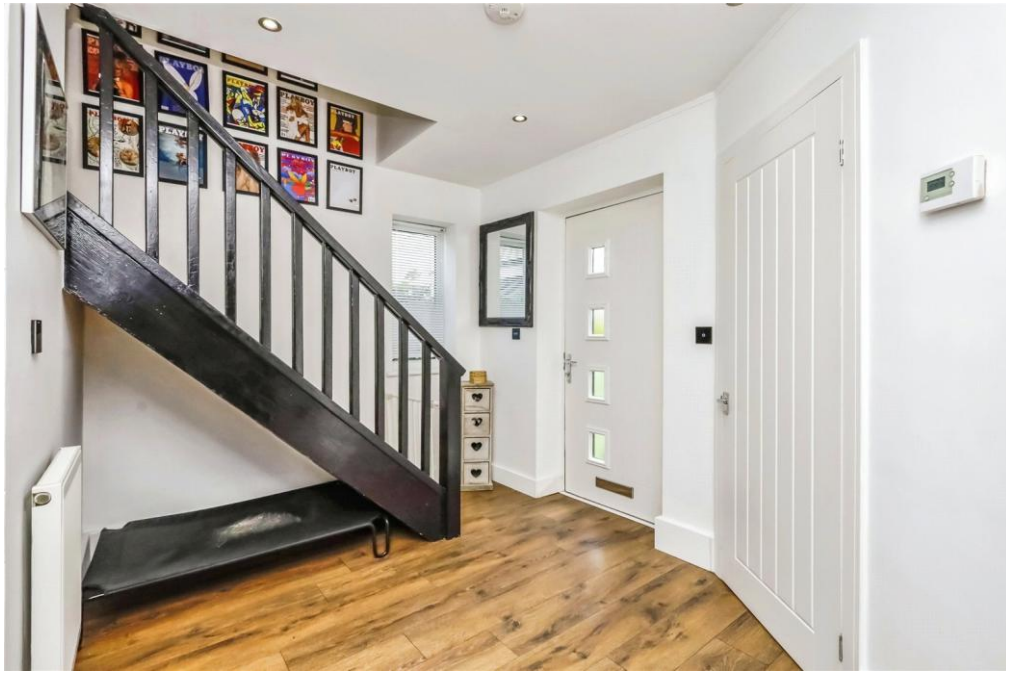


Mutton Hall Lane, Heathfield, East Sussex, TN21 8NT

Guide Price: £375,000 – £395,000

FREEMAN FORMAN

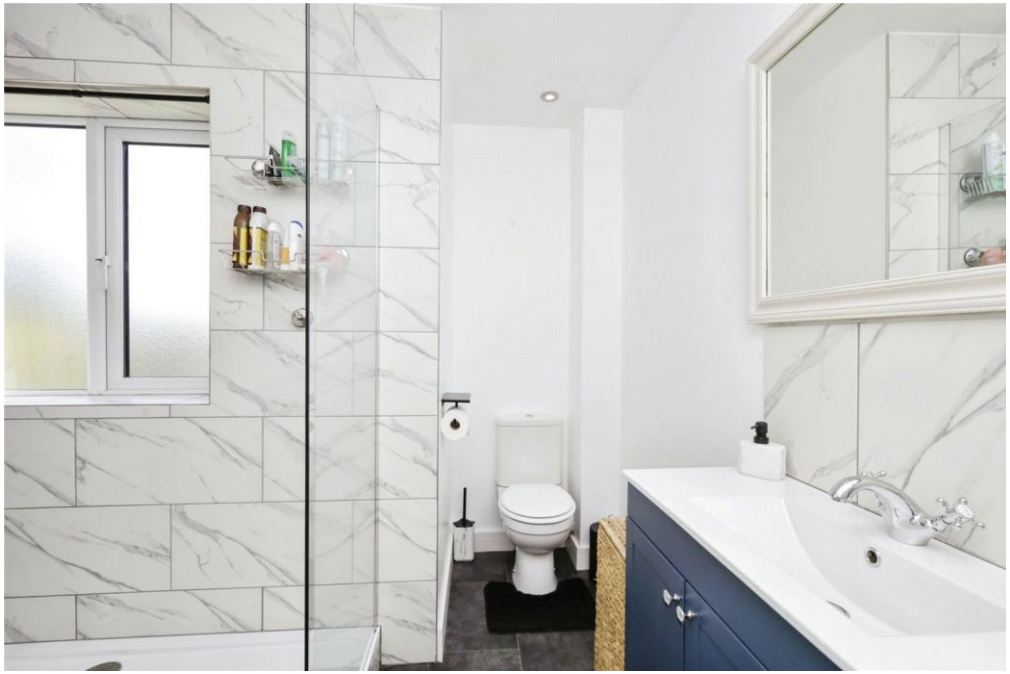










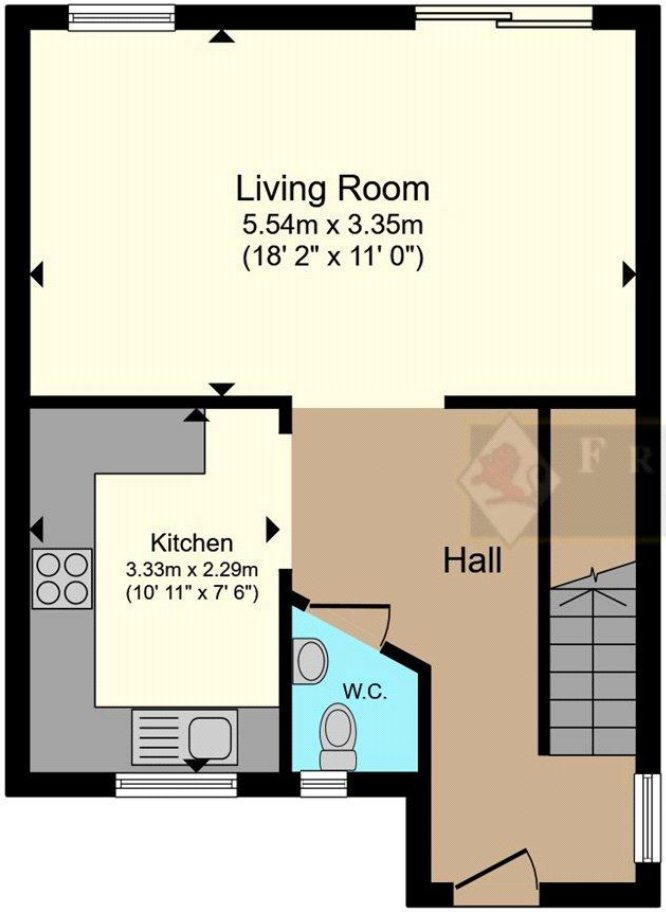


Built in 2016 this very well presented detached house is located in a quiet 'no through' road, with convenient access to woodland and the Cuckoo Trail at the end of the lane and only a few minutes walk to the High Street amenities. A surprisingly large entrance hall hosts a cloakroom and double width opening through to the lounge/dining room which enjoys an outlook to the rear garden with sliding doors to the patio. The Howdens kitchen is well appointed and designed with style and functionality in mind, with gas hob, electric double oven, fitted dishwasher and plumbing for washing machine. Wood effect floors flow seamlessly throughout the ground floor with space under the stairs for storage or pets. On the first floor are two good double bedrooms, the front bedroom having far reaching views of the South Downs over neighbouring rooftops and a single bedroom/study. The bathroom has been refitted and tiled, featuring a large walk in shower, w.c heated towel rail and stylish vanity unit.

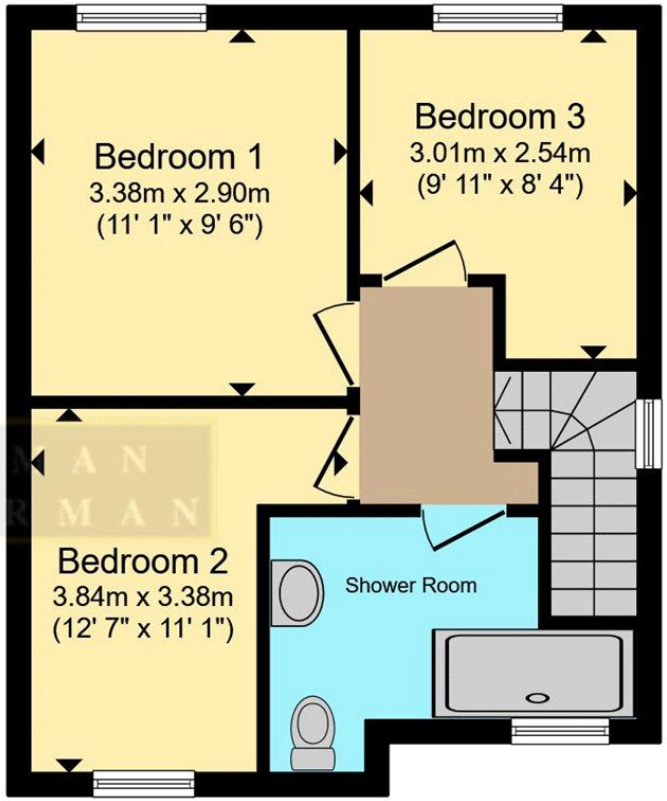
To the front of the property is a block paved driveway providing off street parking for two cars with EV charging point. The low maintenance garden to the rear is surprisingly private and has a patio adjoining the back of the house, a raised artificial lawn with additional paved seating area and versatile spots for a storage shed and trellis screened hanging baskets and planters.







Ground Floor



First Floor

Total floor area 75.8 m² (816 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.





Council Tax Band: **C**

Tenure: **Freehold**

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.

Freeman Forman is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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