



EPC: C

Leeves Close, Heathfield, East Sussex, TN21 0AW

Guide Price: £270,000 – £290,000









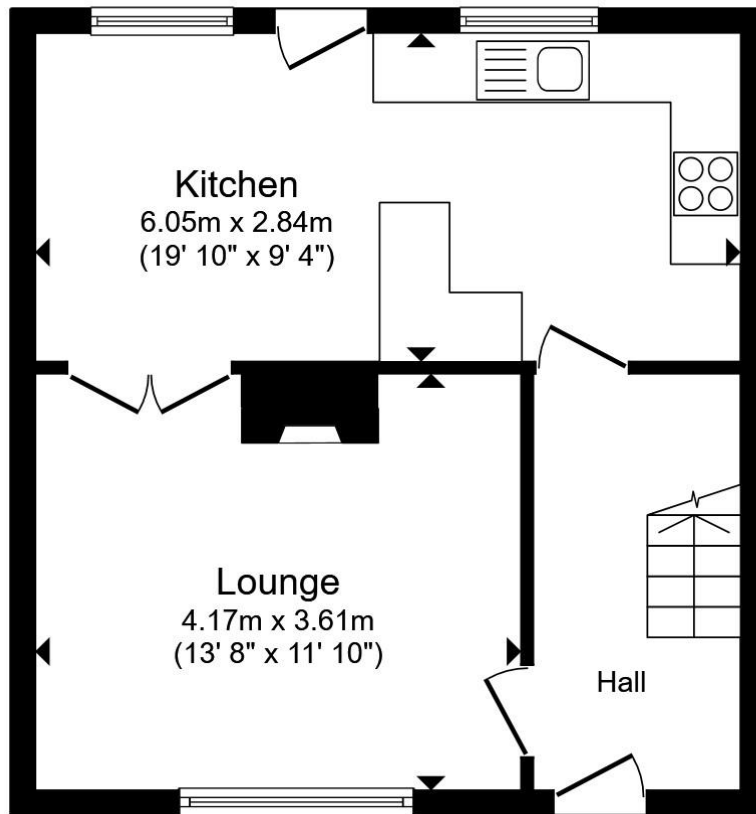
Conveniently situated within easy walking distance of local amenities, open countryside walks and the popular Cuckoo Trail, this well-presented three-bedroom home offers spacious and practical accommodation ideally suited to first-time buyers, young families and those seeking a well-connected village setting.

The property enjoys an attractive gated front garden, creating excellent kerb appeal and a welcoming first impression. Internally, the accommodation is thoughtfully arranged, comprising a generous sitting room to the front of the property, which flows through via double doors to a spacious kitchen/dining room. Well equipped with ample cupboard storage and a useful breakfast bar, the kitchen provides an ideal space for both everyday living and entertaining. A door from the kitchen opens onto the rear garden, which has been lovingly maintained and offers a wonderful outdoor retreat. The garden features established planted borders, useful external storage and a charming summerhouse alongside a garden shed. A rear gate provides convenient access to unallocated residents' parking, the nearby children's play area and the scenic Cuckoo Trail, making it particularly appealing for families, dog owners and outdoor enthusiasts alike.

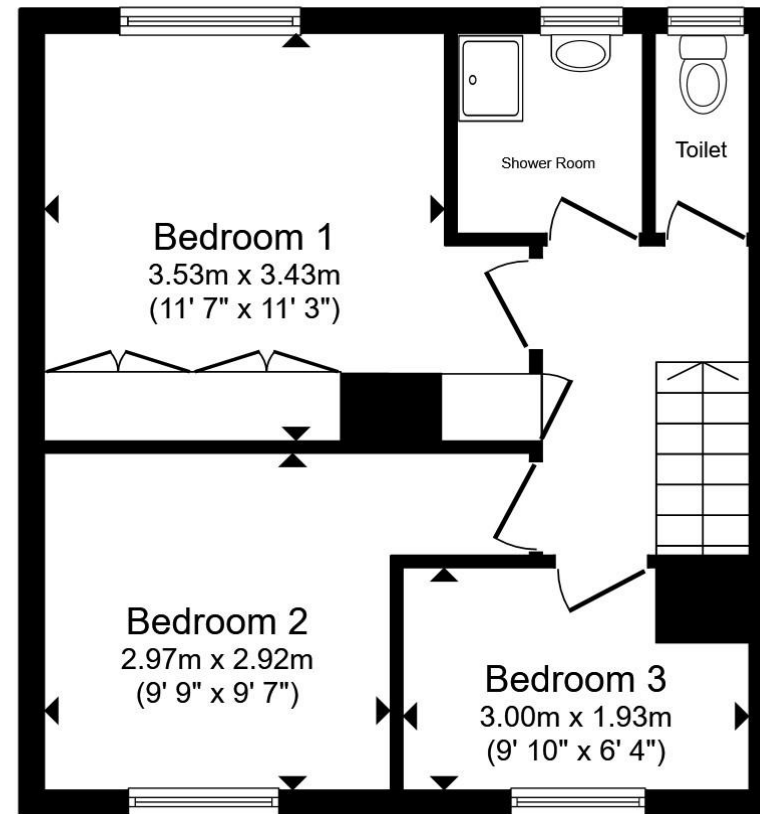
To the first floor are three well-proportioned bedrooms, all served by a shower room and a separate WC, providing added convenience for busy households.

Offering comfortable accommodation both inside and out, together with a desirable location close to local facilities and recreational amenities, this attractive home represents an excellent opportunity for a wide range of purchasers.





Ground Floor



First Floor

Total floor area 79.2 m² (853 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





Council Tax Band: **C**

Tenure: **Freehold**

Viewing by appointment

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The Mews Station Road, Heathfield, East Sussex, TN21 8LD

Location:

Situated just moments from the High Street, the well regarded Cuckoo Trail and children's playground, this dwelling is ideal for buyers looking for amenities on the doorstep. The two nearest primary schools are Parkside (Ofsted rated Outstanding) and Cross in Hand Primary. Heathfield has a community college for secondary education and a very good range of local shops, cafés, restaurants, medical amenities and four supermarkets including Waitrose which is less than 5 minutes' walk. There are regular bus services to Tunbridge Wells, Eastbourne and Uckfield and school buses to the Community College. The nearest main line stations are Stonegate, Uckfield and Polegate, all of which are around 15-20 minutes' drive.

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