



HOME + CASTLE
ESTATE AGENTS

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High Street, Heathfield, TN21 8JD

| Apartment - Above Shop | 2 Bedrooms

Nestled in the heart of Heathfield, this first floor apartment with its own private entrance offers a delightful blend of modern living and convenience. With its desirable location on the High Street, residents will enjoy easy access to a variety of local amenities, shops, and eateries. The property has been recently converted and benefits from off street parking, spacious kitchen/diner, large living room, two double bedrooms and a shower room.

Internal viewings highly recommended!

TO LET
£1,200 PCM

Approach

The entrance to the property is at the rear of the building. There is a tarmac tandem parking area with space for up to two cars. Following on from the parking area there is a pathway which leads up to a hard standing area with access to the private entrance of the flat.

The property is located in the sought after town of Heathfield with a great range of different shops and eateries. There is also a bus route which runs directly through connecting to places such as Uckfield, Eastbourne and Tunbridge Wells.

Entrance Hallway

UPVC door leading to the entrance hall with coconut matting and stairs leading up to the flat with brand new neutral carpets. The landing has ample power point sockets, downlights and electric panel heaters.

Living Room 17'4" x 13'5" (5.3 x 4.1)

A spacious and bright room with two double glazed windows to the front aspect, brand new neutral carpet, ceiling light, electric panel heaters and ample power point sockets.

Kitchen/Diner 13'5" x 10'5" (4.1 x 3.2)

The brand new kitchen has a range of base wall and drawer units, stainless steel sink, built in cooker and electric hob with extractor fan over head. Vinyl flooring, electric panel heater and downlights. A spacious kitchen diner with a double glazed window to the front aspect, space and plumbing for a washing machine and space for a fridge freezer.

Bedroom One 14'1" x 8'10" (4.3 x 2.7)

A bright and airy room with a double glazed window to the rear aspect, brand new neutral carpet, electric panel heater, ample power point sockets, pendant light fitting and a built-in cupboard housing water cylinder.

Bedroom Two 14'1" x 7'10" (4.3 x 2.4)

With a double glazed window to the rear aspect, brand new neutral carpet, ample power point sockets, electric panel heater and a Velux window.

Shower Room 6'10" x 5'10" (2.1 x 1.8)

Double glazed window to side aspect, vinyl flooring. Pedestal hand basin, WC, shower cubicle with bar shower and panelled walls.

Additional information

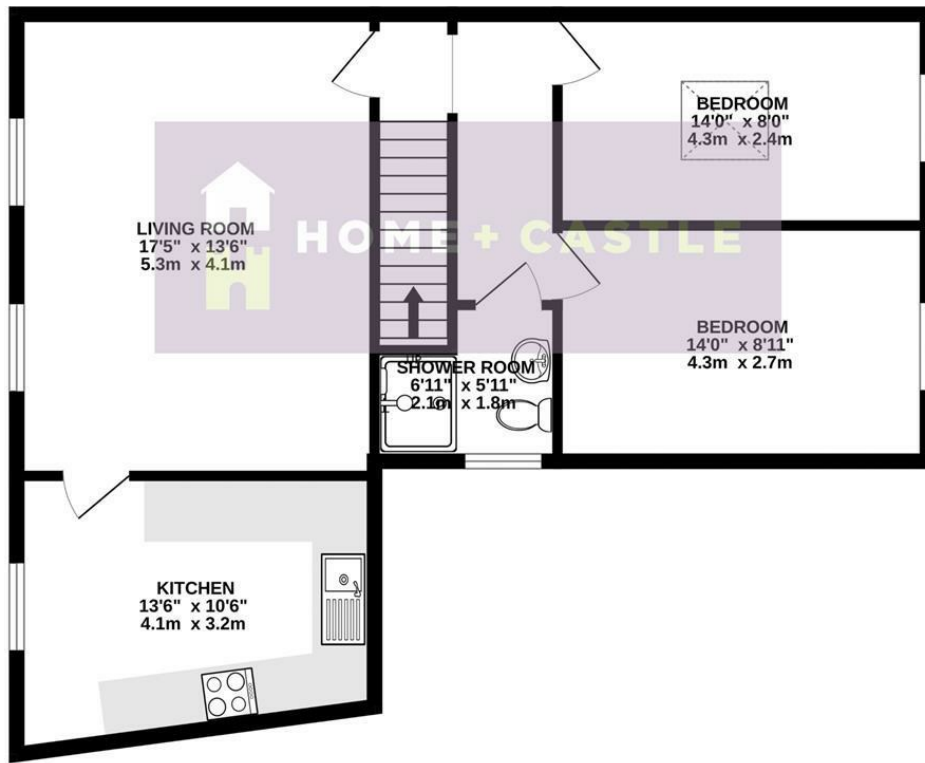
Council Tax Band- B

EPC- TBC

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

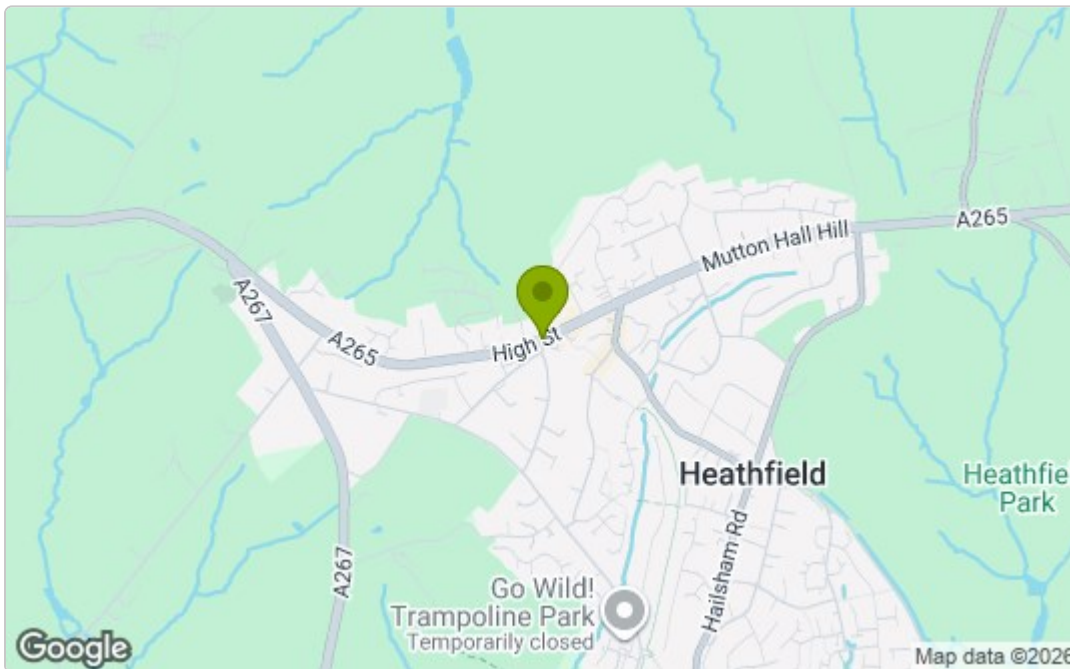
Floor Plan

FIRST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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