

OAKFIELD

Holly Close, Heathfield, TN21 8AP

Price Guide £230,000

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Situated in a quiet cul-de-sac location, this well-proportioned three-bedroom mid-terrace house offers a great opportunity to create a comfortable family home. The property is conveniently located approximately three-quarters of a mile from Heathfield High Street.

The accommodation includes a good-sized kitchen/diner with the back doors opening directly onto the good-sized rear garden and patio area, creating a pleasant space for family meals and entertaining. The spacious lounge benefits from a large window, allowing plenty of natural light to fill the room.

To the rear, the property enjoys a good-sized, secluded garden with patio area, providing an excellent private outdoor space for relaxing and entertaining. There is also a garage en bloc.

The property would benefit from some modernisation throughout, offering buyers the opportunity to update and personalise the home to their own taste and requirements.

Auctioneer Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

























Sitting Room
17'2" x 13'5" (5.24m x 4.10m)

Kitchen/Dining Room
18'5" x 9'5" (5.61m x 2.87m)

Bedroom One
11'11" x 9'10" (3.63m x 3.00m)

Bedroom Two
10'0" x 9'11" (3.05m x 3.02m)

Bedroom Three
8'2" x 7'6" (2.50m x 2.29m)

Bathroom

WC

Garage
17'0" x 8'4" (5.18m x 2.54m)

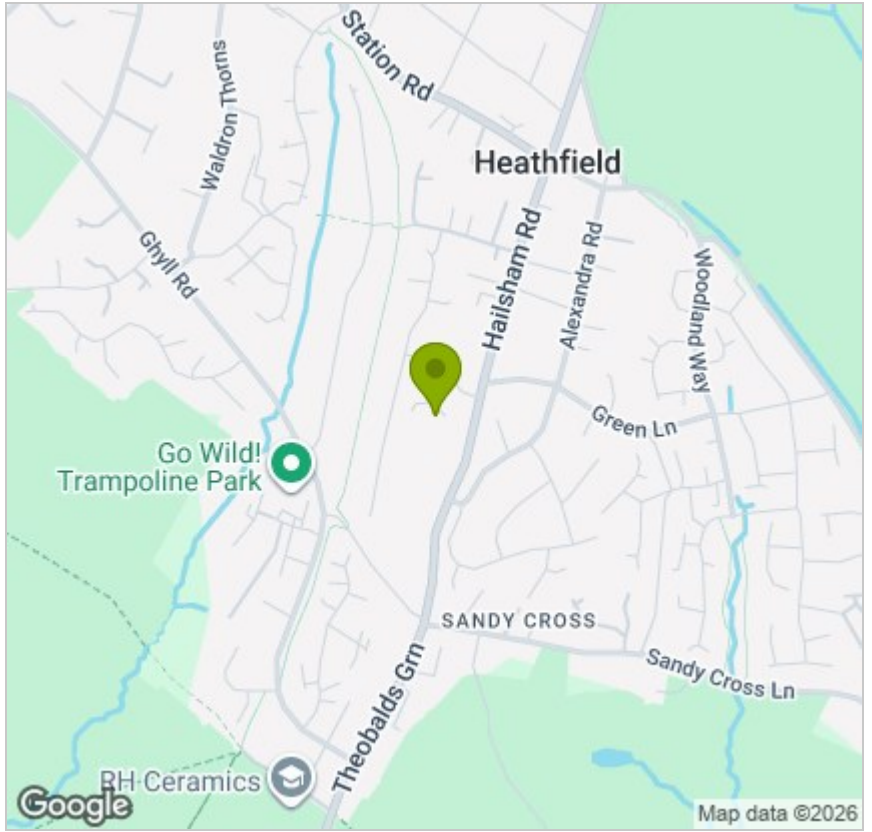
Council Tax Band C - £2383.64 Per Annum

Floor Plan

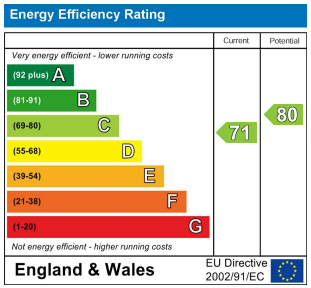


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



Viewing

Please contact us on 01435 864233
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

70 High Street, Heathfield, East Sussex, TN218JD
heathfield@oakfieldproperty.co.uk
01435 864233
www.oakfieldproperty.co.uk