



Station Road, Heathfield, TN21 8GA

Price Guide £200,000

## Station Road, Heathfield, TN21 8GA

Price Guide £200,000-£225,000

We are pleased to introduce this beautifully presented ground-floor garden flat, ideally situated in a quiet and convenient location within walking distance of Heathfield High Street.

Internally, the property features a bright and spacious open-plan living area with a modern kitchen fitted with grey shaker-style units and integrated appliances, creating a practical and stylish space for everyday living. There are two well-proportioned double bedrooms and a family bathroom. A brand new fitted Worcester Bosch boiler has also been fitted and includes a 10 year warranty on parts and labour.

The property's lower-ground aspect provides natural thermal insulation, keeping the interior refreshingly cool during summer heatwaves and exceptionally warm throughout the winter months.

Externally, the property truly comes into its own with a south-facing private garden featuring a sunny lawn, a practical garden shed, and a stony seating area perfect for summer dining, all accessed via French doors for seamless indoor-outdoor living. To the front of the property, there is the added benefit of allocated parking.

This property would make an ideal purchase for first-time buyers or those looking to downsize, offering comfortable living in a peaceful yet well-connected setting.





**Open Plan Living Room**  
17'6" x 15'1" (5.33m x 4.60m)

**Bedroom One**  
15'1" x 9'1" (4.60m x 2.77m)

**Bedroom Two**  
13'6" x 8'3" (4.12m x 2.53m)

**Bathroom**

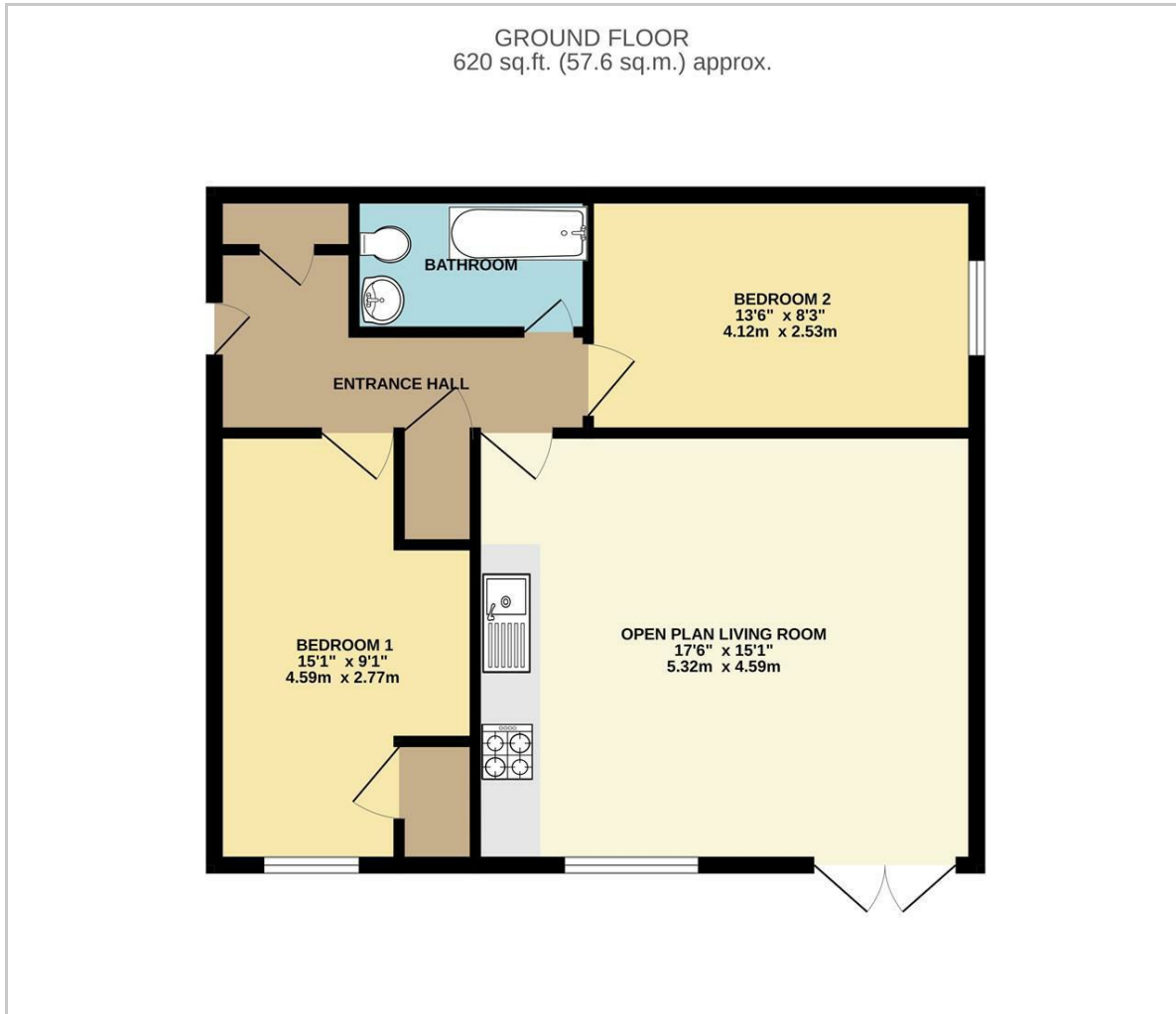
**Council Tax Band C - £2,318.61 Per Annum**  
(subject to change in April 2026)

**Lease Information**

The seller advises that the property is offered as leasehold and has 105 years remaining on the lease and the service charge is approximately £1,600 per annum, along with the ground rent being £250 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.



## Floor Plan

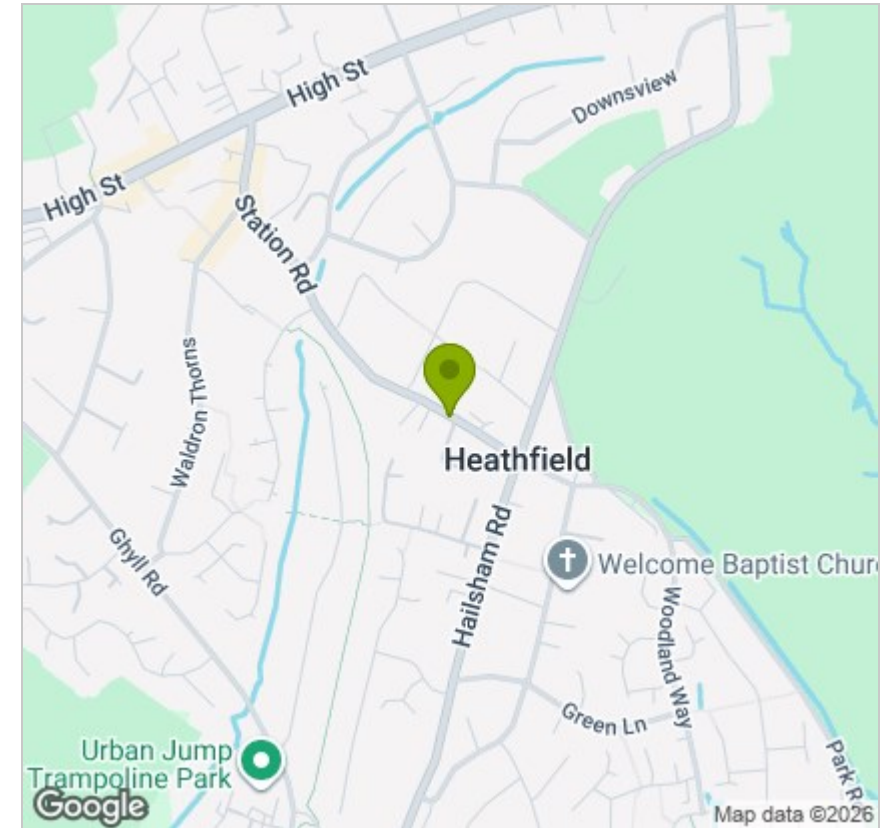


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

