

OAKFIELD

Gorse Hill, Heathfield, TN21 8TP

Asking Price £270,000

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## Gorse Hill, Heathfield, TN21 8TP

Situated in the peaceful location of Broad Oak, this lovely two-bedroom house is presented in excellent condition throughout and benefits from newly fitted carpets throughout.

The property offers a good-sized lounge, providing a comfortable space to relax and unwind. To the rear, the garden enjoys breathtaking views across the South Downs, which can also be admired from the rear bedroom.

The garden is laid throughout with patio slabs and complemented by mature shrubs, creating an attractive and low-maintenance outdoor space. Convenient rear access is also provided, ideal for garden maintenance and the removal of garden waste.

Further benefits include a garage en bloc, offering additional storage or secure parking.

Located in a quiet and desirable part of Broad Oak, this charming home would make an ideal purchase for those seeking comfortable living in a peaceful setting with beautiful surrounding views.

























**Lounge**
15'0" x 11'8" (4.57m x 3.56m)

**Kitchen**
11'10" x 9'5" (3.61m x 2.87m)

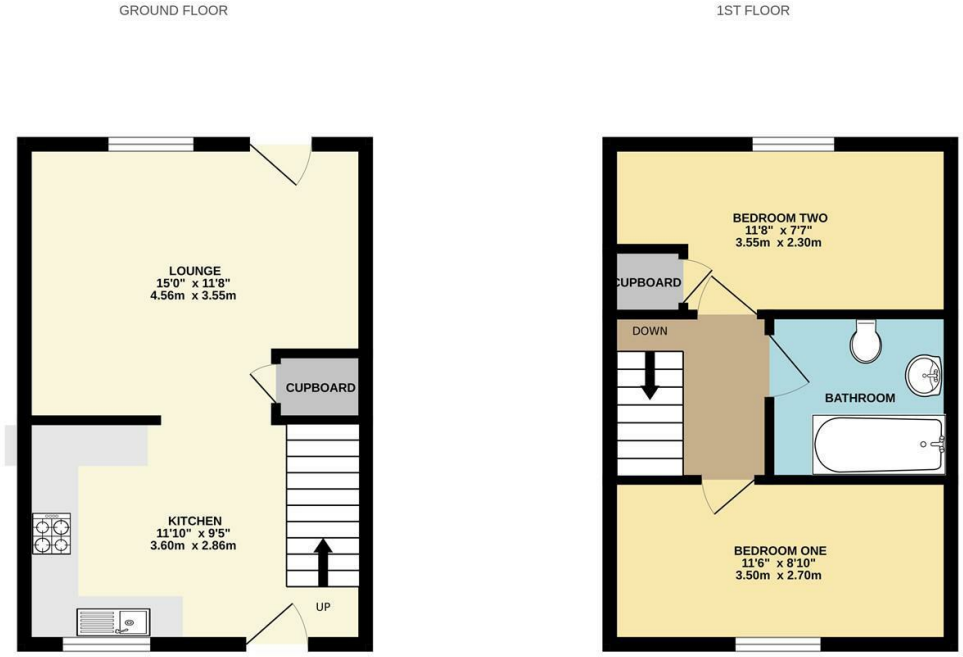
**Bedroom One**
11'6" x 8'10" (3.51m x 2.69m)

**Bedroom Two**
11'8" x 7'7" (3.56m x 2.31m)

**Bathroom**

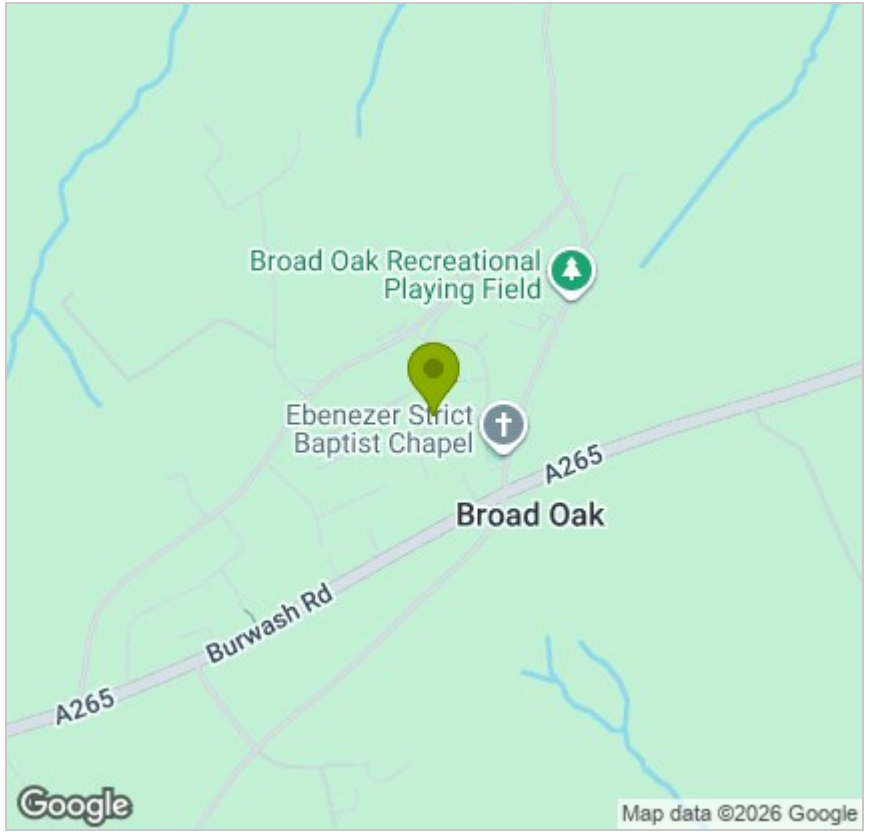
**Council Tax Band C - £2383.64 Per Annum**

## Floor Plan

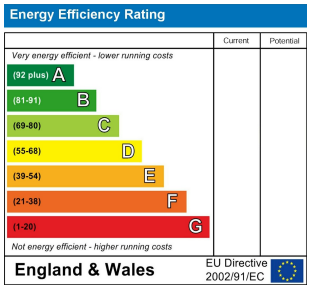



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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