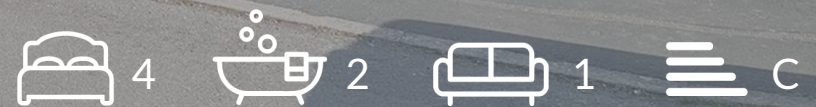




OAKFIELD



Gibraltar Rise, Heathfield  
Offers Over £500,000



# SUMMARY

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This attractive property offers off-road parking and a generous double garage. On entering, you're welcomed by a spacious hallway that leads to a ground floor cloakroom and an impressive kitchen/dining room—tastefully remodelled by the current owners to a high standard.

The large sitting room features a charming brick fireplace, adding character and warmth. From here, patio doors open onto a decked balcony terrace with a covered roof, providing a lovely spot to enjoy the outdoors in all seasons.

The well-maintained garden features a neat lawn, mature trees, established shrub borders, and a flagstone patio—ideal for outdoor entertaining.

Upstairs, the home offers four bedrooms, including a principal suite with an en-suite shower room. A modern family bathroom with a white suite serves the remaining bedrooms.

Conveniently located in the heart of Heathfield, this vibrant market town offers a range of supermarkets, independent shops, cafés, traditional butchers, grocers, a pharmacy, doctor's surgery, and dental services.

The scenic Cuckoo Trail, ideal for walking and cycling, provides a picturesque route between Heathfield and



Eastbourne along the former railway line.

Mainline train services to London are available from Buxted and Stonegate stations, both around 6 miles away.

The historic spa town of Royal Tunbridge Wells—with its excellent shopping, leisure facilities, and renowned grammar schools—is just 15 miles distant.

Coastal towns including Eastbourne and Brighton are also easily accessible, within approximately 35 and 45 minutes' drive respectively.



**Living Room**

17'9" x 12'1"

**Kitchen**

18'4" x 11'00"

**Bedroom 1**

12'1" x 11'8"

**Bedroom 2**

12'1" x 11'00"

**Bedroom 3**

12'4" x 8'2"

**Bedroom 4**

7'8" x 7'7"

**Bathroom**

7'6" x 4'4"

**Balcony**

29'6" x 5'10"

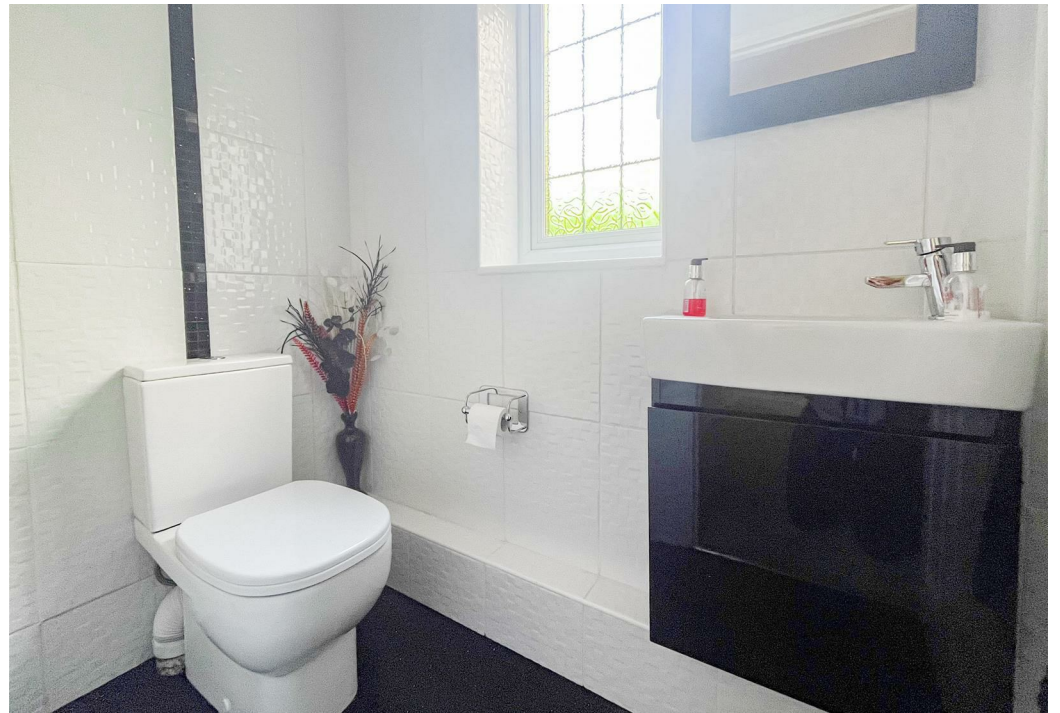
**Garage**

17'8" x 17'8"

**Council Tax Band E - £3,188 Per Annum**













# INFORMATION

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## Tenure

Freehold

## Local Authority

Wealden Borough Council

## Council Tax Band

E

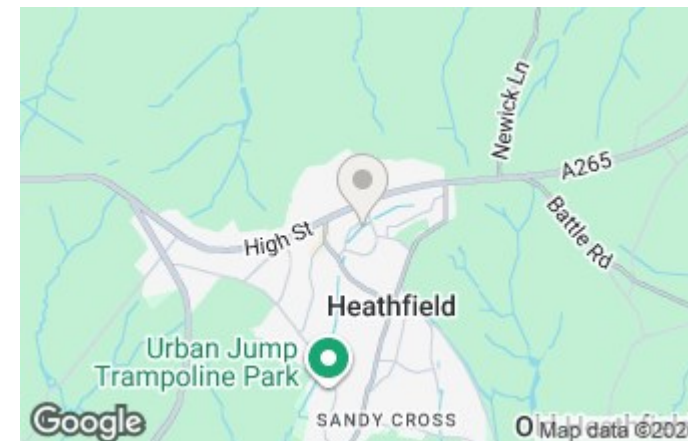
## Opening Hours

Monday to Friday 9.00am - 5.30pm  
Saturday 9.00am - 4.00pm

## Viewings

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

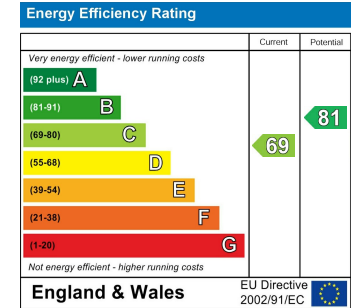
## Area Map



# Floorplan



# Energy Efficiency Graph



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.