

Mutton Hall Hill, Heathfield, TN21 8NE

Asking Price £195,000

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BUY TO LET INVESTORS ONLY

This stunning and modern 2-bedroom apartment offers stylish living in a peaceful yet central Heathfield location—just a short stroll from the High Street.

Updated throughout with modern flooring, new carpets fitted in the bedrooms and modern radiators, the property also features a contemporary kitchen with new a cooker and beautifully presented bathroom, both offering ample storage and sleek finishes.

The spacious lounge is filled with natural light thanks to large windows and opens onto a private balcony—perfectly sized for a bistro-style table, ideal for enjoying morning coffee or relaxing during the day.

Both bedrooms are well-proportioned, and the overall layout is both practical and inviting. The apartment also includes a private garage, providing excellent storage or secure parking.

Set in a quiet position with far-reaching views across to the South Downs, this home is also just moments from local supermarkets, cafes and other everyday amenities.

Please note: The property is being marketed to investors only, as there are tenants currently in situ. This presents an excellent opportunity for buy-to-let investors looking to acquire a property with an existing tenancy in place. The current rent £1,150 Per Calendar Month.





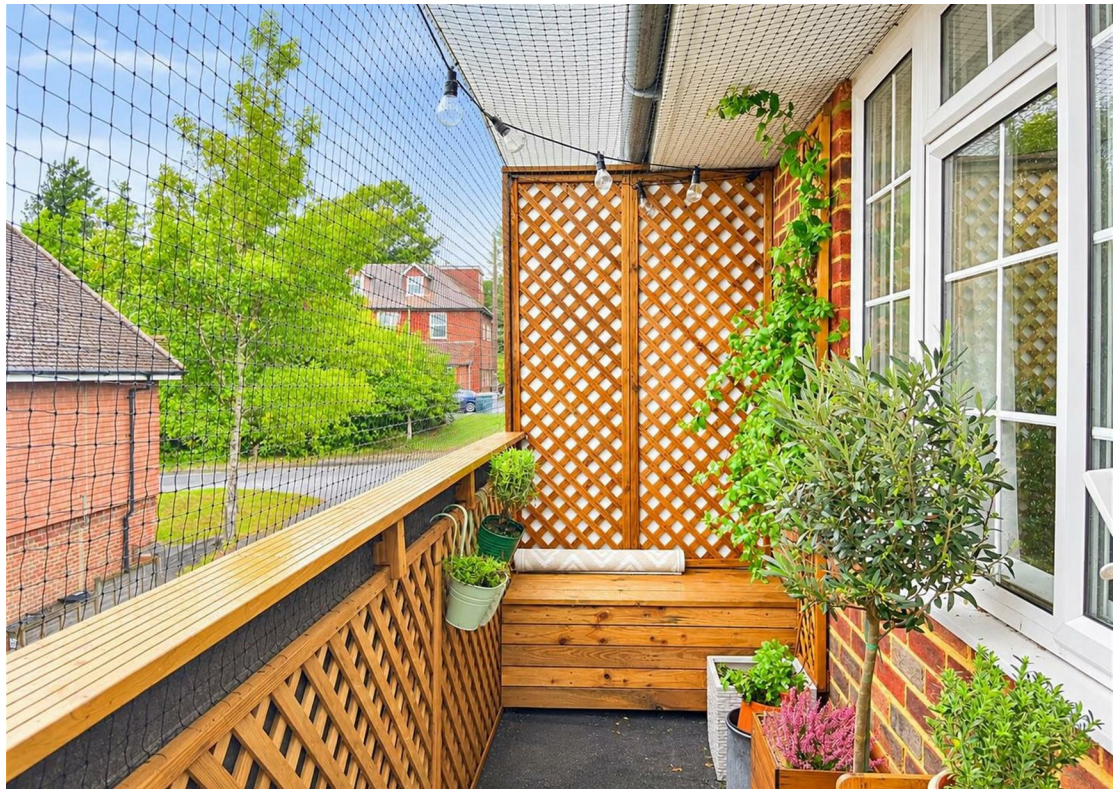












Living Room
18'8" x 12'4" (5.70m x 3.76m)

Kitchen
10'11" x 7'4" (3.33m x 2.24m)

Bedroom One
14'5" x 11'7" (4.39m x 3.53m)

Bedroom Two
11'1" x 7'6" (3.38m x 2.29m)

Bathroom
7'11" x 5'6" (2.41m x 1.68m)

Garage
15'7" x 8'0" (4.75m x 2.44m)

Council Tax Band B - £2085.68 Per Annum

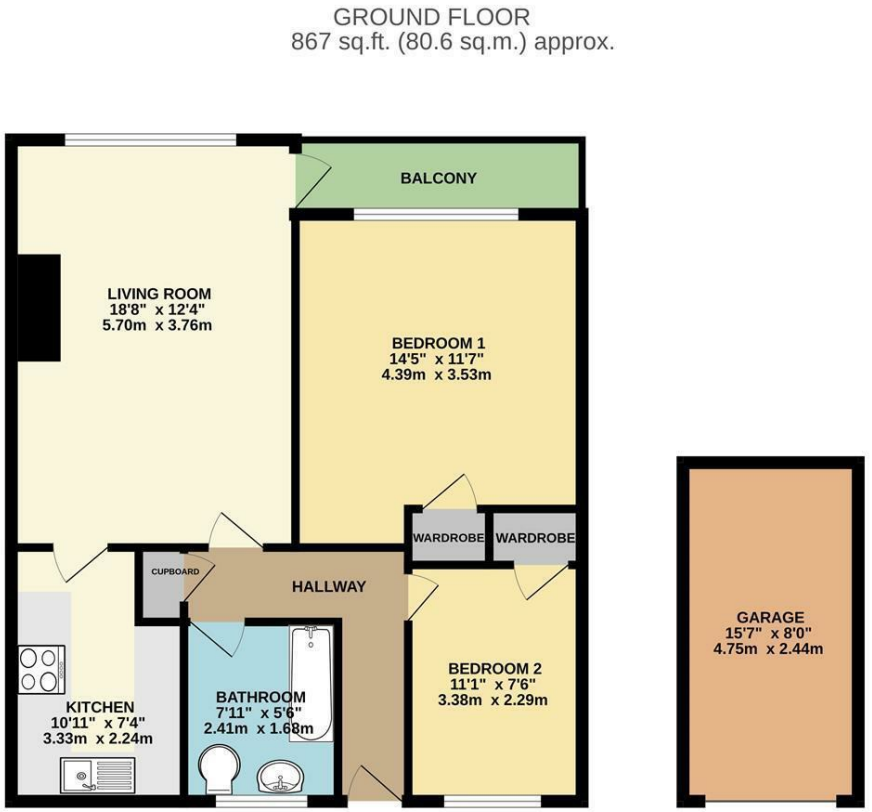
Leasehold Information
This property is offered as Leasehold with an opportunity for share of freehold. The lease is 999 years which was granted on the 1st October 1996.

Annual service charges are £1,320.00 Per Annum

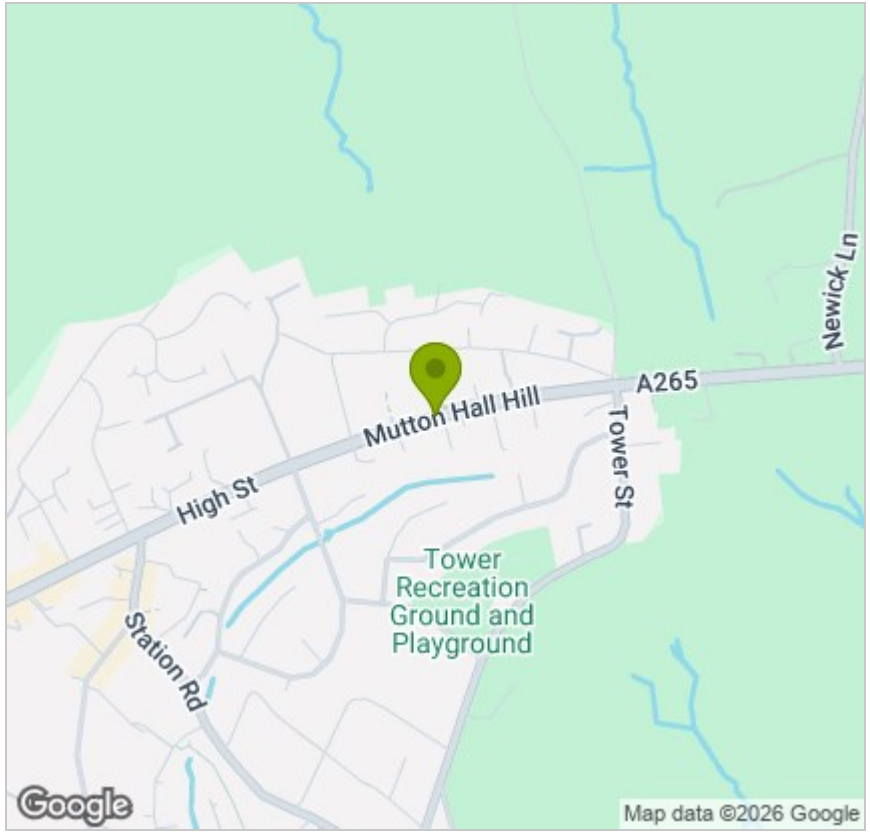
With an Annual Ground Rent of £50.00

The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor

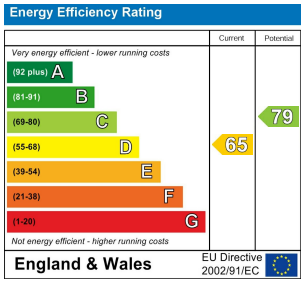
Floor Plan



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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