



OAKFIELD



Stonegate Way, Heathfield TN21 8NW

Asking Price £215,000





## Stonegate Way, Heathfield TN21 8NW

Located within a private cul-de-sac is this spacious two double bedroom property. The property forms part of a leasehold development, but offers the feel of being a separate property with your own front door and being at the entrance to the private area. Being within close proximity to Heathfield's amenities.

The accommodation is on one level, giving the benefits of a bungalow and is presented in very good condition throughout, with our clients having conducted a full refurbishment programme during their ownership.

A private entrance door leads you into the entrance hall, with storage cupboards. The triple aspect lounge has patio doors leading directly out to an area of lawned garden, also benefiting from oak flooring.

The kitchen has been beautifully fitted with a range of units, complimented by modern working surfaces with an inset one and a half bowl sink. There is also an electric hob with oven below and a stylish chimney style extractor hood over and a window looks out to the gardens. The two bedrooms are both doubles with the principal offering a dual aspect.

The bathroom has been fitted with a modern white suite featuring an enclosed panel bath with a shower over and a glazed shower screen. There is also a chrome style heated towel rail.

Outside the property it is set within communal grounds and also benefits from an allocated parking space, in addition to visitor parking spaces.

This property truly offers the benefits of being within tended grounds, whilst offering its own privacy.

The décor throughout is impeccable and will allow the next owner to move in and enjoy living in this setting. The property will also be sold with no onward chain.







**Lounge**  
12'10 x 11'8 (3.91m x 3.56m)

**Kitchen**  
8'5 x 7'10 (2.57m x 2.39m)

**Bedroom 1**  
11'10 x 11'7 (3.61m x 3.53m)

**Bedroom 2**  
12'0 x 11'8 (3.66m x 3.56m)

**Bathroom**  
6'5 x 6'1 (1.96m x 1.85m)

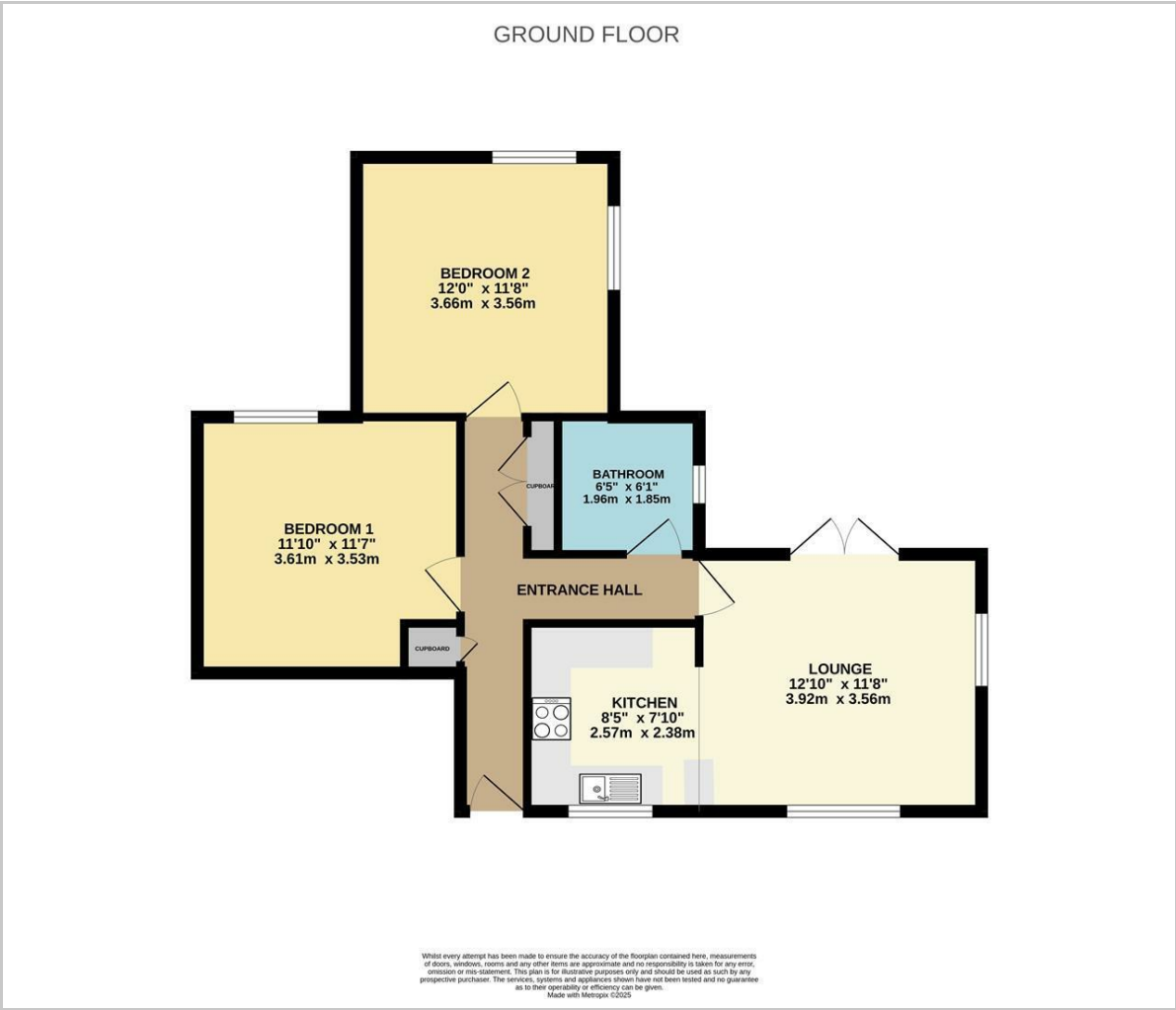
**Council Tax Band - C £2,319 per annum**

**Lease Information**

The seller has advised that the property is offered as leasehold and has approximately 87 years remaining on the lease. The service charge is £105 per month and a ground rent of £105 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

