

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Little London Road, Heathfield, TN21 0AY

- ▼ 2 Bedroom Semi-Detached
- ▼ 4 Reception Rooms
- ▼ Large Garage & Driveway
- ▼ Large Garden
- ▼ Character Features
- ▼ Bathroom & Downstairs WC



### EPC RATING

Current:

58 | D

Potential:

68 | D

**£375,000**



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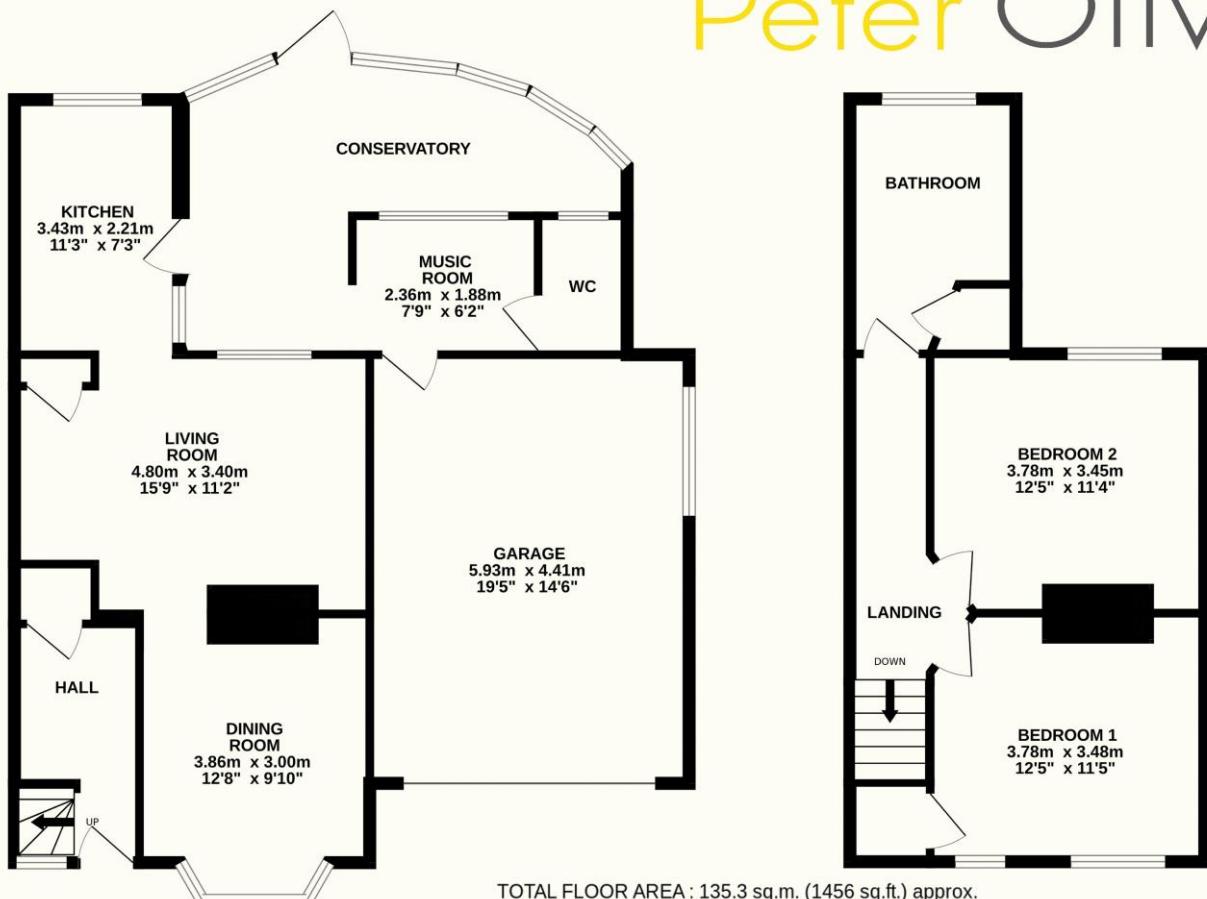
This charming semi-detached character property dates back to the early 1900s and beautifully blends period features with practical modern updates. Entering the property through the front door, you are welcomed into a small entrance hall with storage that leads into the heart of this charming home. Immediately to the front is a well-proportioned dining room, offering an inviting space for family meals or entertaining and showcasing the character features found throughout the property. Moving through, you arrive in the main sitting room, a warm and comfortable room centred around a feature log burner, creating a cosy focal point and enhancing the home's period charm. To the rear of the property sits the kitchen, which offers plenty of worktop and cupboard space, making it both practical and well suited to everyday living. From here, the kitchen leads directly into a gorgeous bespoke conservatory. Designed to be enjoyed all year round, this impressive space is filled with natural light and offers lovely views over the south-west facing garden. From the conservatory, there is access to a versatile study/music room along with a convenient ground-floor WC, making this area both practical and adaptable to modern living. Stairs rise to the first floor where the accommodation comprises two generous double bedrooms, both retaining the proportions and character typical of the era. The principal bedroom enjoys a large built in cupboard. The first floor is completed by a large bathroom, fitted with a shower and offering ample space for everyday use. Outside, the private south-west facing garden enjoys plenty of afternoon and evening sun and provides for plenty of outdoor enjoyment. The property also benefits from a large garage with parking in front, as well as a newly installed boiler and oil tank, offering peace of mind. With its wealth of character features, thoughtful layout and beautiful connection to the garden, this delightful period home offers a rare blend of charm, comfort and practicality.

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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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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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