



BRITISH
PROPERTY
AWARDS
2019

GOLD WINNER

ESTATE AGENT
IN HEATHFIELD

7, Church Street, Old Heathfield, Heathfield, Sussex,
TN21 9AH

ROWLAND
GORRINGE

7, Church Street
Old Heathfield
Heathfield
Sussex
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£325,000 Freehold

To be sold CHAIN FREE, this charming Grade II listed period cottage occupies an enviable location,, right in the heart of this highly desired village, within a few moments walk to the 14th Century pub, Church and open countryside walks. This character home is well-presented, decorated in neutral tones and benefitting from a modern kitchen with granite worktops, contemporary bathroom and modern electric heating with underfloor heating in the sitting room.

Set in an elevated position above the no-through lane, with a view of the church spire to the front and far reaching rural outlook at the rear. The front door leads into a cosy sitting/dining room, with large inglenook style fireplace, fitted wood burning stove, electric underfloor heating, deep storage cupboard and door to stairs to first floor. The kitchen is fitted with modern units having granite worktops, built-in double oven, hob and cooker hood, recess for fridge/freezer and space for washing machine. An access hatch with paddle staircase leads down to a cellar, providing useful storage space and housing the hot water system.

On the first floor there are two spacious double bedrooms, the largest is at the front with an attractive outlook over the lane and rooftop view to the church spire. The second bedroom enjoys a rural outlook and has a low door leading into a walk-in wardrobe/storage room. The bathroom is fitted with a modern white suite comprising bath with shower over, WC, wash basin and Velux style roof light. A fold-down ladder leads up to a generous loft space.

The small back garden is set out as a wall-enclosed, south facing courtyard.

The property enjoys the benefit of flying freehold over the adjoining cottage.

EPC =E





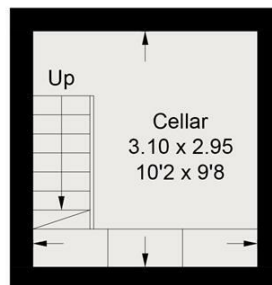


Church Street, Old Heathfield, TN21 9AH

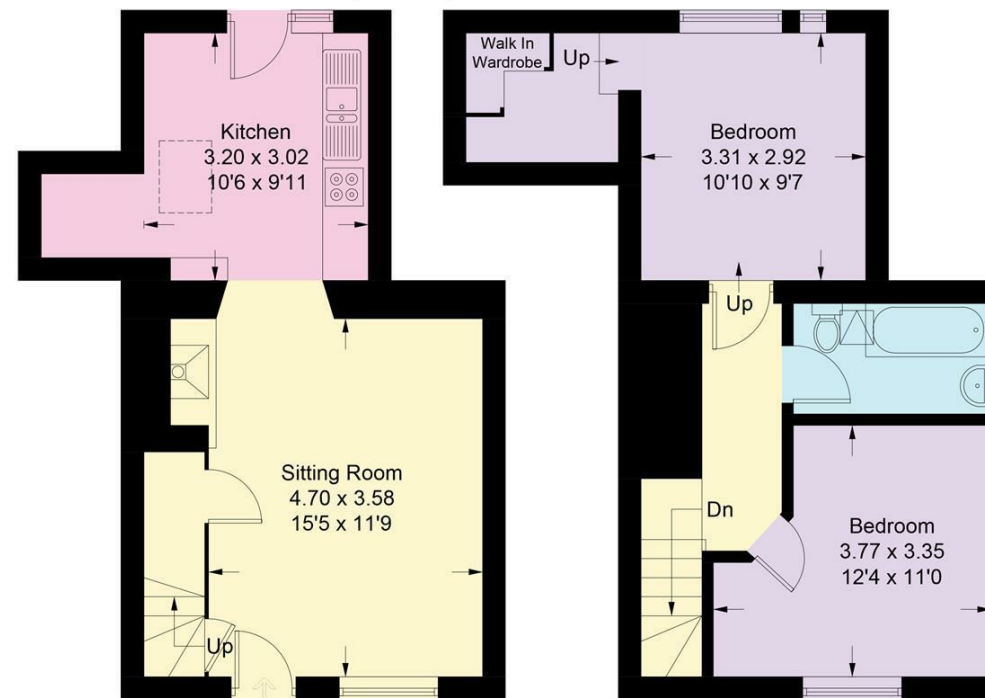
Approximate Gross Internal Area = 70.6 sq m / 760 sq ft

Cellar = 9.1 sq m / 98 sq ft

Total = 79.7 sq m / 858 sq ft



Cellar



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2020

ROWLAND
GORRINGE

70 High Street, Heathfield, East Sussex, TN21 8JD

Tel: 01435 864233

heathfield@rowlandgorringe.co.uk



rowlandgorringe.co.uk

Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.