

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Mutton Hall Hill, Heathfield, TN21 8FD

- ▼ 4 Bed Semi-Detached
- ▼ Allocated Parking
- ▼ Quiet Location
- ▼ Large Lounge/Diner
- ▼ En-Suite & WC
- ▼ Landscaped Garden



EPC RATING

Current:
76 | c

Potential:
80 | c

£400k - £425k



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A well-presented four-bedroom semi-detached family home offering spacious and versatile accommodation arranged over three floors, ideally situated within easy reach of Heathfield town centre, local schools and convenient bus routes. The ground floor comprises a welcoming entrance hall with cloakroom/WC, a modern fitted kitchen and a generous lounge/dining room spanning the rear of the property, with doors opening onto the garden, creating an excellent space for both everyday family living and entertaining. On the first floor are three well-proportioned bedrooms, including the principal bedroom which benefits from an en-suite shower room, together with a contemporary family bathroom. The second floor is dedicated to a spacious fourth bedroom, ideal as a guest suite, home office or teenager's room. Outside, the property enjoys a private rear garden with both decked and patio seating areas, providing a low-maintenance outdoor space perfect for relaxing and entertaining. To the front, there are two allocated parking spaces. Conveniently located close to Heathfield town centre, the property is within easy reach of a range of shops, cafés and amenities, as well as well-regarded local schools and regular bus services, making it an ideal choice for families and commuters alike.

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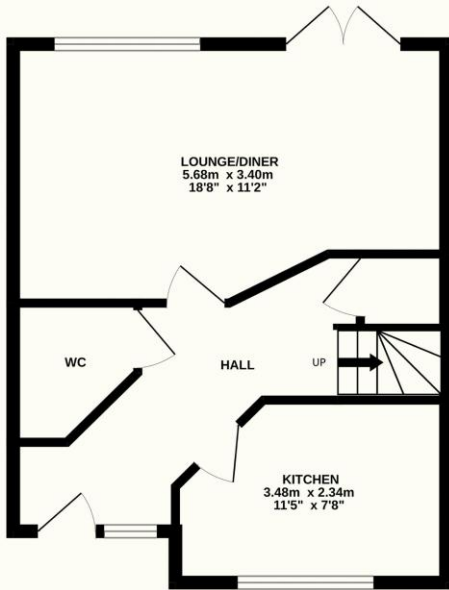
Peter Oliver

The Property
Ombudsman

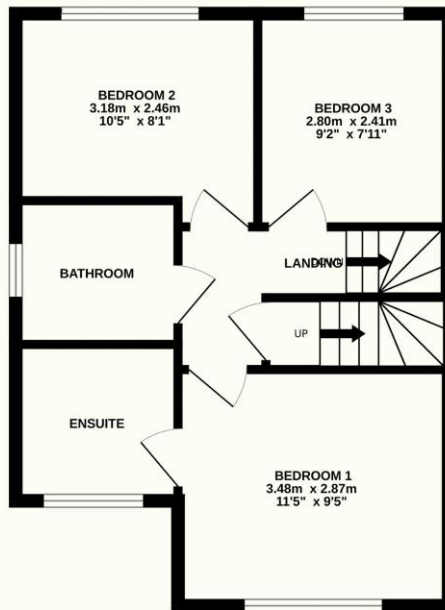
The Property
Ombudsman
LETTINGS



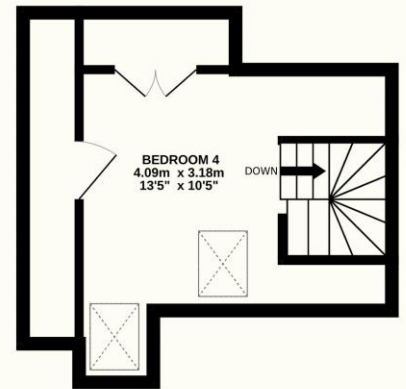
GROUND FLOOR
38.8 sq.m. (418 sq.ft.) approx.



1ST FLOOR
41.3 sq.m. (445 sq.ft.) approx.



2ND FLOOR
18.7 sq.m. (201 sq.ft.) approx.



TOTAL FLOOR AREA : 98.8 sq.m. (1063 sq.ft.) approx.

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: C

MAINTENANCE/SERVICE CHARGE: £425pa

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