



The Rocks, Waldron, Heathfield, East Sussex TN21 0SB



Rare to the market is this beautiful Three Bedroom Edwardian semi-detached property, set within its own spacious grounds of 0.35 acres (tbv). With over 1130 Sqft of living space, which includes a large modern Kitchen/diner, two reception rooms, shower room with utility, and a large conservatory. Upstairs you will find three double bedrooms and a large family bathroom. The property also has the benefits of a various outbuildings, including a double stable block, with one of the stables having been converted into a fully functional and well equipped utility room, as well as a seperate timber framed shed and charming brick built potting shed. Due to the abundance of space around the property there is plenty of potential to extend (subject to planning). The property is located on the outskirts of the village of Waldron and enjoys views across countryside but it is still only a 2 minute walk to village centre and the pub. Properties in Waldron rarely come to the market, with this rural location being arguably one of the most desirable in East

Sussex

· Kitchen
· Ground floor Shower Room
· Lounge
· Dining Room
· Conservatory

Upstairs
· Bedroom 1
· Bedroom 2
· Bedroom 3
· Bathroom

Description

AP Estate Agents are proud to bring to the market "The Rocks", aptly named for the amazing geological ridge of ancient Sandstone that forms a fabulous boundary in the garden. This beautiful Edwardian three bedroom semi-detached property dates back to the early 1900's and contains a wealth of character features both inside and out. Outside there are several outbuildings including a double stable block which has been partly converted into a fully equipped laundry room, there is also plenty of space to park multiple vehicles. You can relax in the property's wonderful 0.35acre (tbv) of gardens, which are completely private and large enough to create what ever your heart desires. Situated on the outskirts of the historic village of Waldron, this is an opportunity not to be missed!

INSIDE THE PROPERTY

Upon entering the property you are greeted by a immaculately presented shaker style KITCHEN/BREAKFAST AREA, finished in cream and tastefully accompanied with dark rolled edge worktops and tiled splash back. There are an extensive array of units, an integrated high level Neff combination oven, gas 4 ring hob with extractor above and space for fridge freezer and dishwasher. To one end of the room is a breakfast area with room for a casual table and a door leading to SHOWER ROOM. This room has a walk in corner shower, vanity basin unit, WC, plumbing for the washing machine, heated towel rail and boiler. From the breakfast area you walk toward a small lobby area with useful storage cupboard, which splits towards the LIVING ROOM; a cosy reception room with charming open fire and built-in cupboards either side of the chimney breast, picture rails, large picture window with views out to the front of the property, which flood the room with light. Through to the DINING ROOM; with quarry tiled floors, window overlooking the rear garden, a farm latch door leading upstairs and feature fireplace this room has a lovely rustic feel. From this room you step down into a very large CONSERVATORY only installed a year ago, fully double glazed with polarized glass, this is an immersive place to relax while looking out over the garden or adjourn to while entertaining.

UPSTAIRS

Stairs lead up to a split landing with BEDROOM 1; a double room overlooking the front garden, built in storage to one side of the chimney breast as well as an additional cupboard above the stairs, and period ornamental fireplace. BEDROOM 2; is also a double bedroom with views out over the rear of the property, cupboards fitted either side of the chimney breast which contains an ornamental cast iron fireplace. BEDROOM 3; Double aspect windows with lovely views over the front and side, another double bedroom with slightly restricted head height. The BATHROOM is a fantastic size with drawer and cupboard storage below a worktop fitted into the dormer window recess, counter top wash basin, WC, curved bath with drenching shower and hand held attachment above, views out over the garden.

OUTSIDE

The property is approached via a gravel driveway with parking for several vehicles, this area would be of particular interest to people who have a larger vehicle/s, caravan or trailer. From this area there is access to the STABLES; Two timber framed loose boxes, one of which has been converted into a fully functioning and well equipped laundry room, housing a "L" shape of wall and base units with worktops and inset sink, plumbing for washing machine, quarry tiled floor and space for additional appliance. This room could alternatively be used as a home office, with its own kitchen facilities. The other stable is used for secure storage, with concrete floors, overhead lighting and power. POTTING SHED; a very sweet outbuilding with brick up to window level, weatherboarded and clay tiled roof. In addition there is a green house and timber garden shed. The large gardens surround the property to three sides and amount to 0.35acres (tbv), bordered by mature trees and the natural Sandstone ridge mentioned earlier in the details. The gardens are very private, mostly laid to lawn with some other perennials and shrubs in borders around the plot.

Due to the abundance of space to the side of the property it could be worth investigating whether extending is possible. Other than the attached property it is at least 500ft until you reach your only other neighbor, apart from that you are surrounded by the glorious Sussex countryside and open farmland.

ADDITIONAL INFORMATION

SERVICES: Liquid gas cylinder, septic tank - not shared but drains into the neighbors tank

COUNCIL TAX BAND: E (approx. £2,753)







LOCATION:

Waldron is a beautiful village lying in quiet Sussex countryside, dating back to the 12th Century with an impressive parish Church and The Star Inn commanding its center, along with a roll of honor memorial displaying the names of the brave men whom lost their lives in world wars 1 & 2. There is also a village hall, Cricket pitch and recreational area, which frequently hosts charity events and country shows throughout the year.

Horam is the nearest large village, just 2 miles away and offers a variety of shops for every day needs, as well as a dentist, doctors and vets. It also hosts a number of leisure facilities including 9 hole golf course, tennis courts, horse riding and fishing. The market town of Hailsham is approx 7 miles away and offers a more comprehensive range of shops and supermarkets, places to eat and facilities, there are numerous primary schools and well respected secondary school, along with a leisure centre with bowling and a cinema. Heathfield (3 Miles) also offers a generous amount of facilities too, including main brand supermarkets such as Sainsbury, Co-Op, Waitrose and Tesco express.

SCHOOLS: Blackboys Church of England Primary 2 miles, Maynards Green Primary 2 miles, St Mary's Primary/Secondary 2 miles, Heathfield Secondary 3.5 miles, to name a few, there are a host of other Private and Public schools within a 5 mile radius.

The nearest **DOCTORS** can be found within 3 miles.

Other notable locations nearby include Brighton (20 miles), Royal Tunbridge wells (16 miles), Eastbourne (16 miles), Hastings (26 miles), Gatwick airport (30 miles).

Nearby railway services can be found at Wadhurst, Stonegate, Buxted and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour.

DIRECTIONS

What3Words: [///arranger.bonds.native](https://www.what3words.com/arranger.bonds.native)

Driving from the nearest and largest town **HEATHFIELD**, continue out of Heathfield on the A265 in a westerly direction towards Cross in Hand, take a left hand turn into Pages Hill and (making sure to stop first) go straight over at the next cross roads into New Pond Hill. You stay on this lane until eventually veering to the left onto back lane briefly, you will be taking the next turning on the right called Whitehouse lane which will take you into the heart of Waldron village, take a moment to notice the memorial and Star Inn which needs to remain on your left, leaving the Star behind you "The Rocks" can be found as the next property on the right hand side.

Local Authority: Wealden

Services (not checked or tested): Liquid Gas

Cylinder and Septic Tank

Tenure: Freehold

EPC: EPC Rating E

Council Tax Band: E

Offers in Region of £650,000

Viewings

Strictly by Appointment Only





Disclaimer:

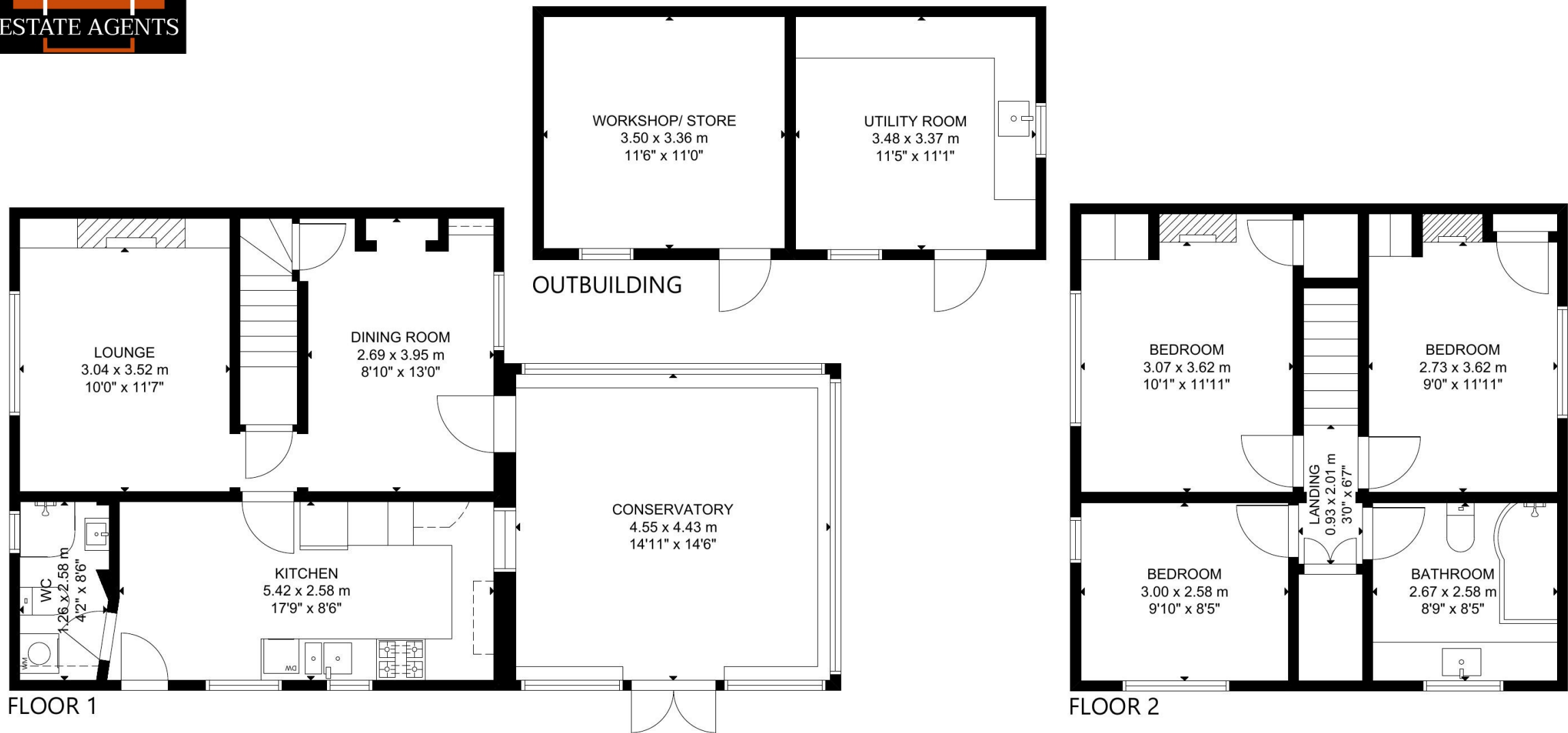
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GROSS INTERNAL AREA
 TOTAL: 114 m²/1,228 sq ft
 FLOOR 1: 67 m²/726 sq ft. FLOOR 2: 47 m²/502 sq ft
 EXCLUDED AREA: OUTBUILDING: 24 m²/257 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

