



Flat 6 Laurel Court, Station Road, Heathfield, East Sussex TN21 8GA



Immaculately presented GROUND FLOOR APARTMENT with its own PRIVATE GARDEN and ENTRANCE as well as allocated PARKING. Originally Two bedrooms but currently configured as One, with separate Living room and large modern Kitchen with space to dine. The property is conveniently located just a short walk from Waitrose supermarket, with the entrance to the Cuckoo trail opposite, and still less than half a mile to the town centre. Viewing this property is highly recommended.

- Kitchen/Diner
- Livingroom/Bedroom 2
- Bedroom 1
- Shower room
- Agents Notes

Description

AP Estate Agents have pleasure in introducing to the market this fantastic purpose built Apartment located a short walk away from Waitrose supermarket and Heathfield high street.

INSIDE THE PROPERTY

The apartment has been lovingly cherished, with neutral decoration throughout. A stunning Kitchen finished in an eye-catching light wood effect features a good array of drawers, wall and base units, with stainless steel integrated oven, gas hob and extractor. From within this room double doors grant access back out to the garden and offer you a private entrance into the property, which will make a huge difference to some.

A well lit Hallway runs through the middle of the property granting access to all rooms, there is an Entryphone system and very useful storage cupboard, as well as your front door leading into the communal hall.

Leading off the hall is the Living room - Formerly the Second Bedroom, it is light and airy with two windows looking out into the garden.

Bedroom 1 has a wall of fitted wardrobes providing generous hanging and shelving space, leaving the floorspace free for additional furniture and a lovely view over the garden. The shower room is fully tiled with a walk in shower cubicle, WC, heated towel rail and vanity counter top basin.

OUTSIDE THE PROPERTY

Outside there is a wonderful, larger than average garden which has recently undergone landscaping to include a newly installed decking area. There is an interesting mixture of stone surfaces as well as numerous patio areas, creating a versatile and easily maintained space to enjoy. The entire garden is securely fenced with private access out to the parking area at the front of the property, where you will find the allocated parking space.

****Photos were taken when the property was previously marketed in 2023****

SERVICES - Gas central heating and mains drainage

COUNCIL TAX BAND - C

LEASE - 125 Years from 2006

SERVICE / GROUND RENT - The vendor pays approx £115 per month (tbc)





THE LOCATION

Heathfield has a good range of local shops, clubs, restaurants, pub within walking distance, churches of various denominations, medical amenities and takeaways. There are three major supermarkets including Waitrose, Sainsbury's and a Tesco store. A regular bus services runs to Tunbridge Wells and Eastbourne and also to Heathfield Community College for secondary education. The nearest main line station is at Stonegate with services to London Bridge and Charing Cross. Heathfield has many public footpaths into the surrounding countryside, including the Cuckoo Trail.

DIRECTIONS

What3Words: ///rated.pesky.carpeted

Heading East along the A265 (Heathfield High Street), turn right at the mini roundabout down Station Road. Proceeding past Sainsburys and Waitrose on your left hand side. Drive a further 200yards, where you will find on your right the entrance to Laurel Court, adjacent to the junction of Ash Tree Close

Local Authority: Wealden

Services (not checked or tested): Mains Electric, Gas, Sewage

Tenure: Leasehold

EPC: EPC Rating C

Council Tax Band: C

Offers in Region of £215,000

Viewings

By Appointment only

Disclaimer:

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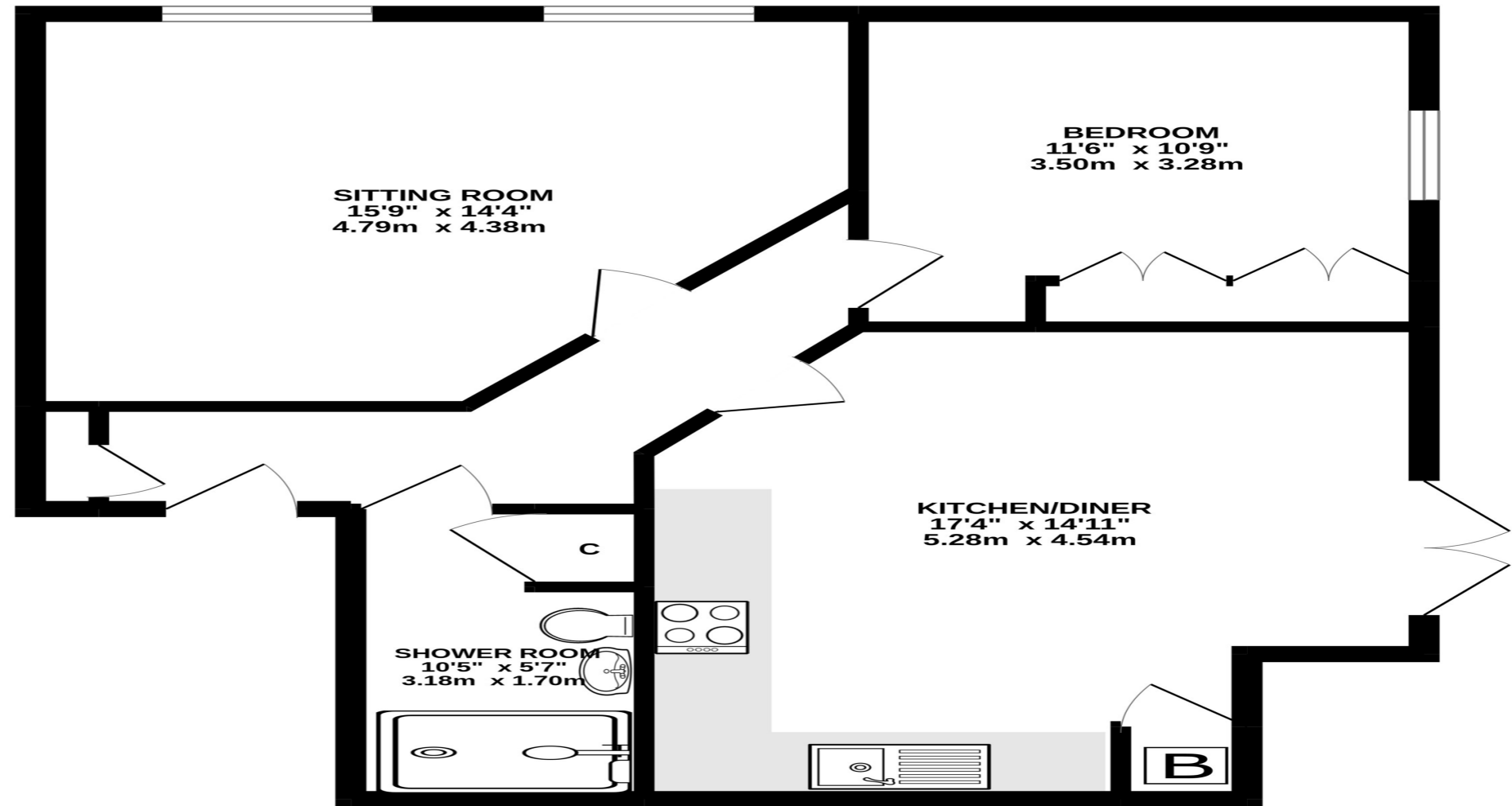
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Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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GROUND FLOOR
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.2 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

