



1 Sunny Bank,  
Back Lane,  
Cross in Hand,  
East Sussex,  
TN21 0QD



## Back Lane

An attractive, and well appointed, semi-detached three bedroom family home enjoying wonderful views towards the South Downs National Park and with a wildflower garden. Set in a convenient position close to the centre of the village and within a short drive of the market town of Heathfield, it additionally carries planning approval for the loft conversion.

### Features

SEMI DETACHED HOUSE

3 BEDROOMS

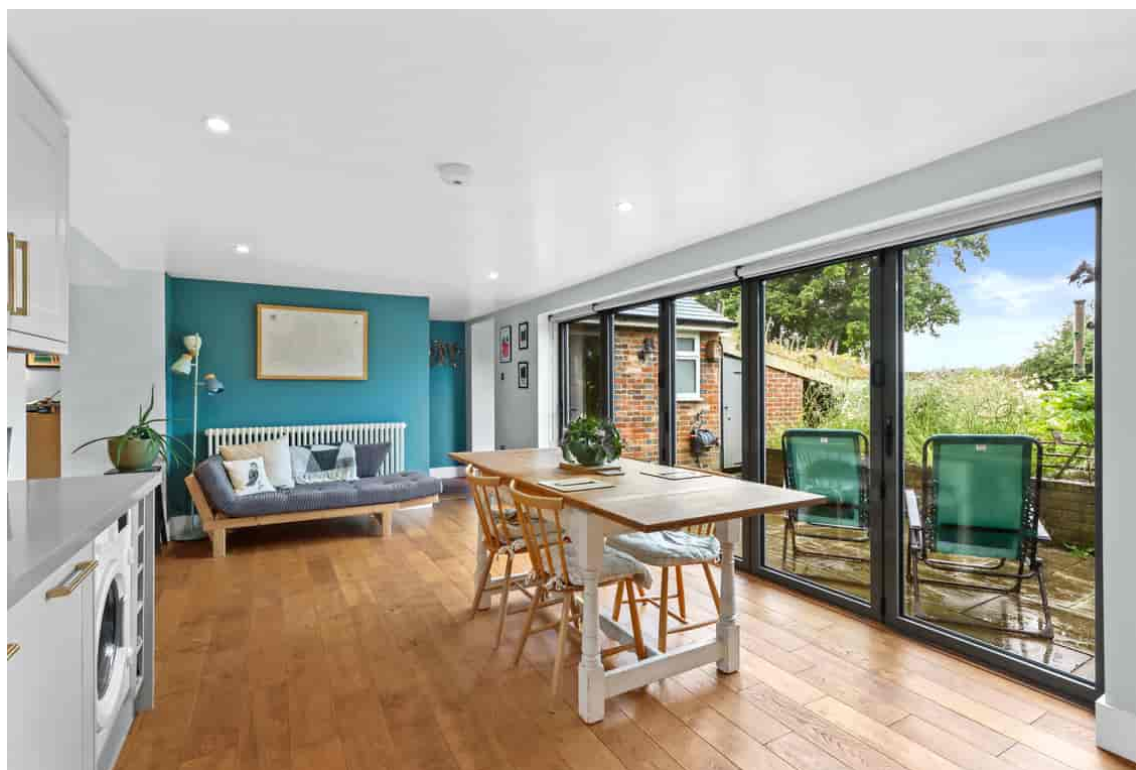
PLANNING APPROVAL FOR LOFT  
CONVERSION

OPEN-PLAN KITCHEN/LIVING SPACE

WORK ROOM AND STORE

OFF-ROAD PARKING

CLOSE TO CENTRE OF HEATHFIELD



## Description

This attractive Edwardian semi-detached cottage has been sympathetically renovated and upgraded over the years to provide spacious living accommodation. The lower floor features an impressive open-plan kitchen/living area with bi-fold doors leading on to a sunny patio. The space enjoys gas-fired central heating as well as a wood-burning stove, and oak flooring is found across much of the ground floor. Upstairs, there are three bedrooms, one of which is currently a useful home office, and two of which take in the fabulous views towards the South Downs. The grounds have been beautifully maintained with wildflowers and, along with the small pond, is the perfect, low-maintenance garden for those who enjoy being closer to nature. There is off-road parking and the whole is situated within just a short walk of the centre of the village and close proximity to Heathfield town centre.

## Directions

From Heathfield proceed west to Cross in Hand turning left onto the Lewes Road and then immediately left into Back Lane where the property will be seen on the right hand side.

What3Words:///sparkle.correctly.muddle



## THE ACCOMMODATION COMPRISES

A double glazed door to the

### LIVING ROOM

19' 3" x 16' 0" (5.87m x 4.88m) With two windows to front, open fireplace with wood burning stove on brick hearth, cupboards and ample bookshelves to side, oak flooring, stairs rising to first floor landing with custom shelving below. A cupboard houses the gas fired boiler and a 6'2" opening leads to the

### KITCHEN/BREAKFAST ROOM

21' 3" x 10' 10" (6.48m x 3.30m) with aluminium bi-fold doors onto patio and wildflower garden. Recessed lighting, oak flooring, fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with integrated dishwasher, washing machine, fridge/freezer and fitted low-level oven. There is a large area of composite working surface incorporating a four ring induction hob with extractor fan above and a Butler sink with mixer tap.

### REAR PORCH

4' 0" x 3' 7" (1.22m x 1.09m) with quarry tiled flooring, glazed door to patio and garden.

### WC

with obscured window to side, partly vaulted with close coupled wc and corner wash hand basin, heated towel rail.

### STORE ROOM

6' 10" x 4' 9" (2.08m x 1.45m) with fitted shelving and quarry tiled floor.

### FIRST FLOOR LANDING

with cupboard housing fuse board.





### **BEDROOM**

12' 10" x 11' 0" (3.91m x 3.35m) with window to front with view into mature ancient woodland, large cupboard with hanging rail and shelving.

### **INNER LANDING**

with window to side, cupboard with shelving.

### **BATHROOM**

9' 0" x 8' 7" (2.74m x 2.62m) max, with panelled bath with telephone style taps, pedestal wash hand basin, low level WC, heated towel rail, tile enclosed shower.

### **BEDROOM**

11' 7" x 9' 0" (3.53m x 2.74m) with window taking in views to the South Downs, dual-width fitted wardrobe.

### **MAIN BEDROOM**

16' 2" x 11' 0" (4.93m x 3.35m) A double aspect room with two windows enjoying views to the South Downs, quad-width fitted wardrobe with hanging rails and shelving.

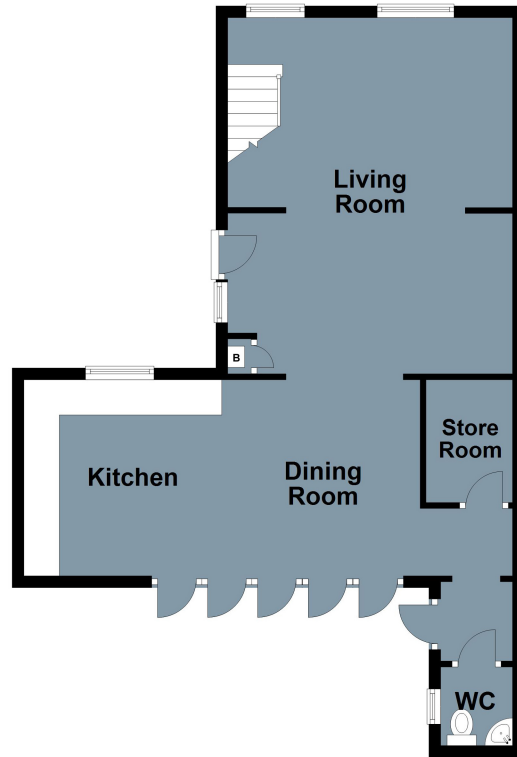
### **OUTSIDE**

To the front is a planted wildflower garden and block-paved driveway providing parking, gated access to a side pathway leading to sun-trap patio. The rear garden is fenced on one side and the remainder enclosed by laid hedgerows, laid to wildflowers, featuring a small pond and interspersed with paved and gravel pathways. There are raised beds for growing vegetables, a compost heap and a WOOD STORE measuring 5' 9" x 4' 4" (1.75m x 1.32m). The whole offers incredible views over the Low Weald and on to the South Downs.



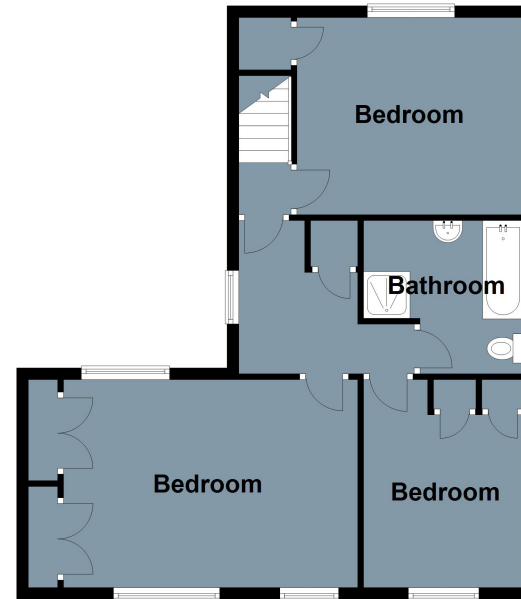
### Ground Floor

Approx. 61.5 sq. metres (662.0 sq. feet)



### First Floor

Approx. 60.0 sq. metres (646.2 sq. feet)



Total area: approx. 121.5 sq. metres (1308.2 sq. feet)  
For illustration purposes only - not to scale

