



Flat 2, Harley Lodge, Harley Lane, Heathfield, TN21 8GD

£237,500

**MANSELL
McTAGGART**
Trusted since 1947

Harley Lodge, Harley Lane, Heathfield

An immaculate and beautifully positioned 2 double bedroom ground floor garden apartment with parking located in a quiet and highly convenient setting within a short stroll of the scenic Cuckoo trail and Heathfield high street.

Council Tax band: C

Tenure: Leasehold

- Beautifully presented and significantly updated 2 bedroom garden apartment
- Quiet, tucked away position on edge of the Cuckoo Trail and within a short walk of town centre
- Stunning and sheltered private garden accessed directly from property providing a fine outdoor space/seating area
- Large sitting room with double doors opening to the adjoining patio and gardens
- Double glazed windows and gas central heating with refitted gas fired boiler
- 2 double bedrooms (bedroom 1 with built-in wardrobes)
- Modern kitchen with built-in oven and hob
- Redecorated throughout with new carpets/floor coverings
- Allocated parking bay with further visitor and residents parking





An immaculate and beautifully positioned 2 bedroom ground floor garden apartment with parking located in a quiet and highly convenient setting within a short stroll of the scenic Cuckoo trail and Heathfield high street. This light and spacious property has been updated and modernised throughout by the current owner to include an updated kitchen, a replacement gas fired boiler, neutral redecoration and new floor carpets/flooring. The sheltered private garden is a wonderful feature of the property accessed directly from the sitting room laid to low maintenance paving with fully enclosed by close board fencing with a useful timber shed to the far corner. The garden offers a good degree of seclusion as well as useful storage space for bicycles etc. The accommodation comprises in brief a communal entrance with security intercom system, an entrance hall, a fine sitting room with part glazed double doors opening to the raised patio and gardens, 2 generous sized double bedrooms (bedroom 1 with built-in wardrobes), a modern kitchen with built-in oven and hob and a modern white bathroom. Additional benefits include gas central heating and double glazed windows. There is a private parking bay positioned next to the main building with further residents and visitors parking available. EPC Band C.

LEASE: 111 years remaining.

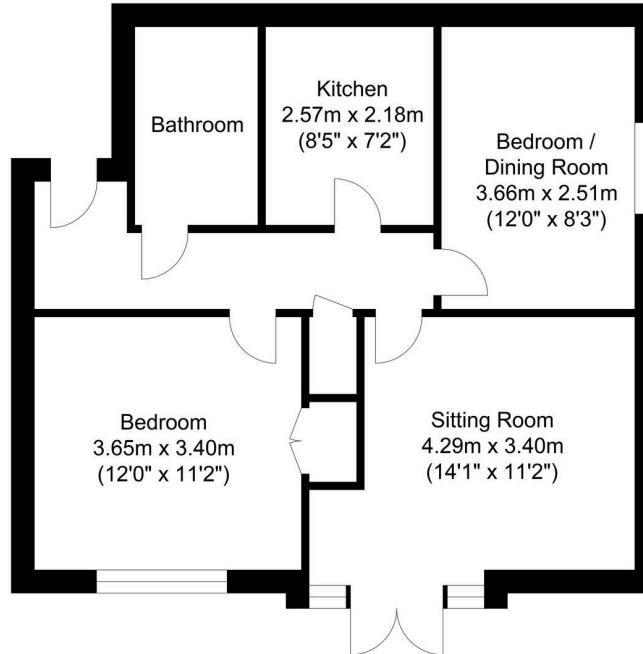
GROUND RENT: £100 per annum.

MAINTENANCE: £2,172 per annum.

Council Tax band: C



- Beautifully presented and significantly updated 2 bedroom garden apartment



Ground Floor
Approximate Floor Area
614.61 sq ft
(57.10 sq m)

Approximate Gross Internal Area = 57.10 sq m / 614.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Crowborough

Mansell McTaggart, The Cross, Eridge Road – TN6 2SJ

01892 662668

crow@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crowborough