



Victoria Cottages, Firgrove Road

Cross In Hand, Heathfield, East Sussex TN21 0SU

£380,000 – £395,000

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Victoria Cottages Firgrove Road

Cross In Hand, Heathfield

A beautifully positioned 3 bedroom mid terrace Victorian cottage enjoying stunning far reaching rural views towards the South Downs. Occupying a generous 90 ft plus southerly facing rear garden with a drive to the front providing off street parking. Situated off a country lane within walking distance of the high street and local amenities.

This impressive period late Victorian home is believed to have been built in 1901 and lies in an enviable position enjoying spectacular rural views. Typical of its era the property benefits from high ceilings and wonderful light and well proportioned rooms. Over the recent years the current owners have much improved the home and have refitted the kitchen and family bathroom to a tasteful contemporary style. Planning permission was granted in 2019 (under certain conditions) for a loft conversion which would provide an additional bedroom with en-suite. Further information can be found on the Wealden District Council website using the following reference: [WD/2018/2757](#).

The property is entered via a hallway, there is a sitting room with an attractive bay window, feature fireplace and continues through to a dining room/family room with a personal door leading to the rear garden. The kitchen has been beautifully refitted with a matching range of units with a built-in induction hob and space and plumbing for domestic appliances.

The first floor provides a landing, the principal bedroom has a period fireplace and enjoys a stunning rural view. There are 2 further double bedrooms and a family bathroom comprising of a white suite with a freestanding bath and separate shower cubicle.





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Outside, the front of the property is approached via a driveway which provides off street parking. The rear garden is predominately laid to lawn, accessed via decking and steps descending from the dining area. A useful store room is found underneath the kitchen which houses the domestic boiler and adjoins the former outside toilet. There is a seating terrace and to the rear boundary is large decked terrace and a timber shed to one side.

EPC rating TBC & Council tax band D

Services: Gas fired central heating and mains drainage

The property is situated close to the heart of this popular village which offers a bakers, farm shop, local inn and petrol station with convenience store as well as various leisure facilities including Tennis, Bowls and Rugby clubs and a children's playground. Heathfield High Street is within a short drive which offers a comprehensive range of shopping and leisure facilities including banks/building societies, a post office and supermarkets. The area is well serviced with a wide selection of schooling for all age groups including Heathfield Community College. The Royal Spa town of Tunbridge Wells is also within close proximity of approximately 15 miles which offers a more comprehensive range of shopping and entertainment facilities whilst the coastal resorts of Brighton, Eastbourne and Hastings are all within driving distance. Nearby railway services can be found at nearby Buxted which offers services to London Bridge (approximately 67

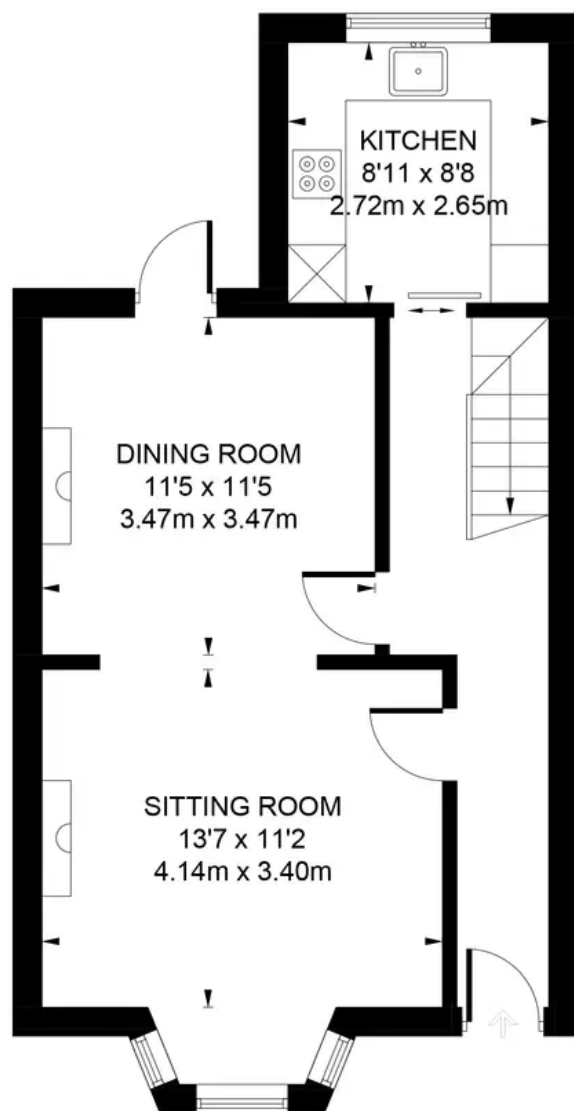


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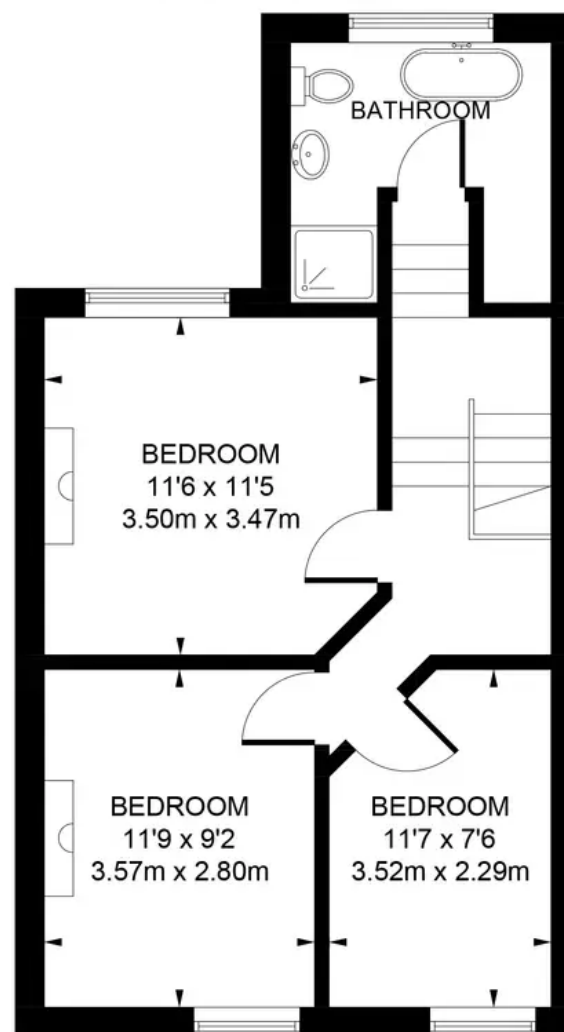
Approximate Gross Internal Area = 989 sq ft / 91.9 sq m

Store = 83 sq ft / 7.7 sq m

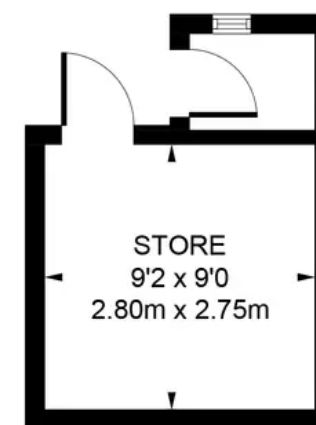
Total = 1072 sq ft / 99.6 sq m



GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID999949)