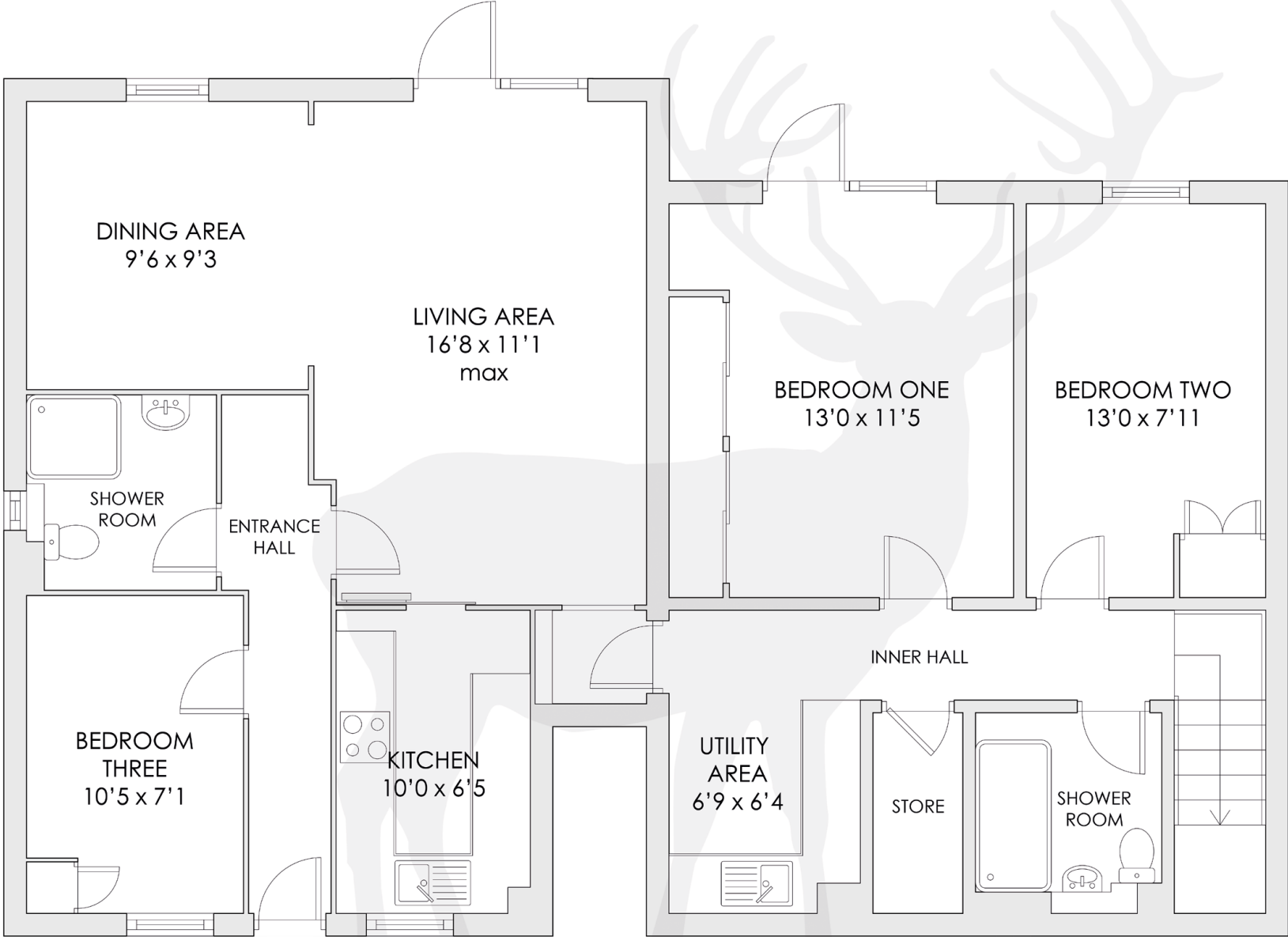




OAKLEA COURT  
Hartfield, East Sussex



# FLOOR PLANS



Ground Floor



COLE'S ESTATE AGENTS  
Ref 10000

This plan is for layout guidance only.  
Not drawn to scale, unless stated.  
Windows and door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



# OAKLEA COURT, HIGH STREET, HARTFIELD, EAST SUSSEX

## PROPERTY DESCRIPTION

An oversize ground floor retirement apartment within easy reach of Hartfield village centre offering well presented, versatile and spacious accommodation including entrance hall, living area open to dining area, kitchen, inner hall and utility area, three bedrooms and two shower rooms. Oaklea Court is age restricted to over 55's only.

Outside, the property benefits from two allocated parking spaces, private paved courtyard garden and use of the beautiful communal gardens.

The property is offered to the market with no ongoing chain.

## LOCATION

The property is situated in the centre of Hartfield village which is surrounded by beautiful Sussex countryside with an abundance of wildlife. The village itself has shops catering for everyday needs including village shop, butchers, doctors surgery, playground, playing fields, tennis club and public houses, all of which are within an easy walk. Forest Row is only 3.2 miles away and offers a wider range of shopping facilities including two mini supermarkets, recreational facilities, restaurants and public houses.

## KEY INFORMATION

Internal Area	1,001 sq ft
Broadband	67 Mbps
Tenure	Leasehold
EPC Rating	C - 76 (expired)

Local Council	WEALDEN
Council Tax Band	D
Amount per annum	£2,227



3



2



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**Asking Price £375,000**





## ACCOMMODATION

The property is accessed via two front doors, one to upper level and one to lower level.

The main front door (lower level) opens to:

**ENTRANCE HALL** Radiator, doors to bedroom three, shower room and living area.

**BEDROOM THREE** Double glazed window to front, television point, satellite point, cupboard housing wall mounted boiler with slatted shelving area.

**SHOWER ROOM** Suite comprising shower cubicle, pedestal wash hand basin with mixer tap, low level wc, part tiled walls, extractor fan, heated ladder towel rail, tiled flooring, bathroom cabinet with mirror door, glass shelf, obscured double glazed window to side.

**LIVING AREA** Double glazed patio door and window to rear, radiator, sliding door to kitchen, door to inner hall and open to:

**DINING AREA** Double glazed window to rear, radiator, television point, satellite point.

**KITCHEN** Range of wall and base units with complementing work surfaces incorporating stainless steel sink and drainer with mixer tap, four ring electric hob with extractor fan over, built in oven and grill, space and plumbing for dishwasher, space for upright fridge/freezer, tiled breakfast bar, radiator, part tiled walls, double glazed window to front.

**INNER HALL** Radiator, stairs to upper level entrance, storage cupboard with shelving, doors to two bedrooms and shower room, open to:

**UTILITY AREA** Wall and base units with contrasting work surfaces with 1.5 bowl sink and drainer with mixer tap, space and plumbing for washing machine, wall mounted boiler, radiator, wooden laminate flooring, part tiled walls.

**BEDROOM ONE** Double glazed patio door and window to rear, radiator, fitted wardrobes with sliding doors, hanging rails and shelving, television point, satellite point.

**BEDROOM TWO** Double glazed window to rear, radiator, fitted wardrobe with hanging rail and shelving.

**SHOWER ROOM TWO** Fitted suite comprising walk in shower with glass screen, wash hand basin, low level wc, part tiled walls, extractor fan, radiator.





## OUTSIDE

**COURTYARD GARDEN** Private paved courtyard garden with gate opening to:

**COMMUNAL GARDENS** Large communal gardens with flower beds filled with mature trees and shrubs, paved pathways leading down to a large pond and various seating areas enclosed by mature trees.

**PARKING** The property benefits from two allocated parking spaces.

**STORAGE** Two outside storage cupboards.

## VIEWINGS

Viewing by appointment with Cole's Estate Agents

**01342 324616**

[sales@colesestateagents.com](mailto:sales@colesestateagents.com)





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