



INTRODUCING
QUETTA, PUNNETTS TOWN

EAST SUSSEX, TN21 9DG

BEDROOM
3 BEDS

AREA
1,031QFT

BATHROOM
2 BATH



KEY FEATURES

- Village Location
- Kitchen with space for dining
- Living room with log burning stove
- Family bathroom & downstairs shower room
- Three double bedrooms
- Large rear garden
- Garage & driveway with space for multiple cars
- Potential to extend (STPP)

WELCOME HOME

Welcome to Quetta, nestled in the heart of Punnett's Town Village and conveniently located within walking distance of Punnett's Town School, a charming village school rated "Good" by Ofsted in 2024.

Quetta is an ideal family home, featuring three spacious double bedrooms, a kitchen diner, a downstairs shower room, and inviting living areas. Perfectly situated for those who love country living, Quetta is surrounded by picturesque countryside walks, making it an idyllic retreat for nature enthusiasts.





OUTSIDE

One of Quetta's standout features is its expansive level rear garden, offering ample space for a growing family to enjoy. The garden is mainly laid to lawn, with an area of patio ideal for al fresco dining, and is well screened with mature hedging. To the rear of the garden a small shed can be found ideal for storing all essential garden items.

To the front there is a generously sized driveway offering parking for multiple vehicles with a single garage ideal for storage. The rear garden can be accessed from the front, via a side gate.



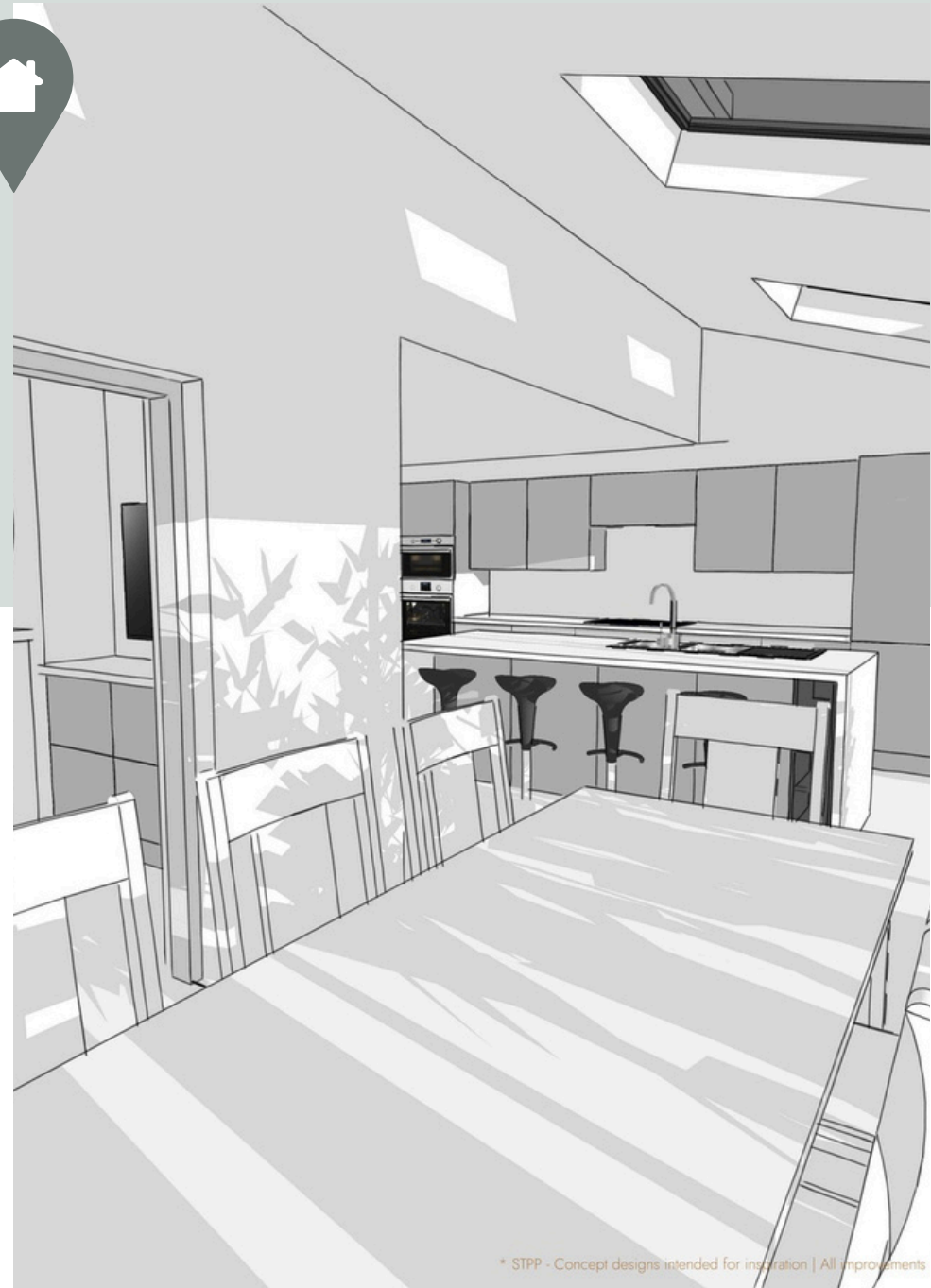
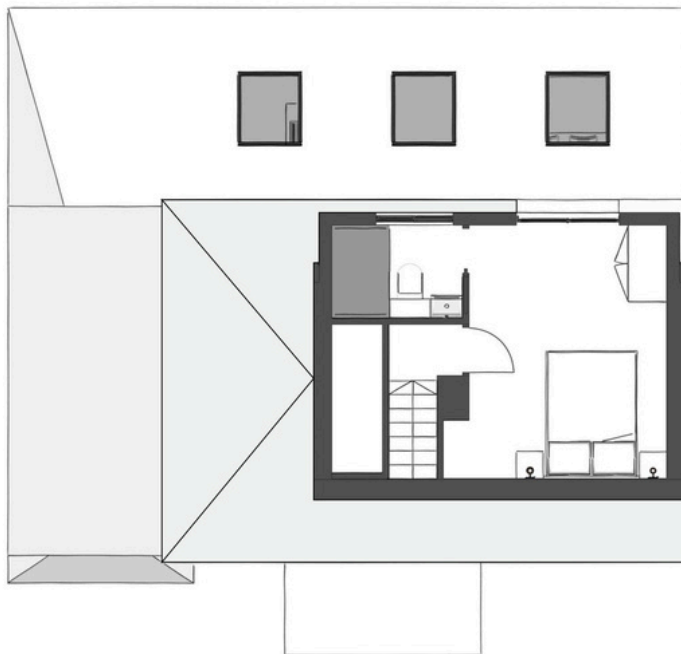


POTENTIAL

Quetta presents an excellent opportunity for those seeking a home with room to grow. With possibilities for a single or double-storey rear extension, or even a thoughtfully designed loft conversion (subject to the necessary planning permissions).

To inspire prospective buyers, preliminary plans have been drawn up, illustrating the potential for a beautiful open-plan kitchen-diner at the rear, as well as an additional bedroom within the loft.

These enhancements are the perfect addition to create a wonderful family home, making Quetta truly adaptable to any prospective buyer.

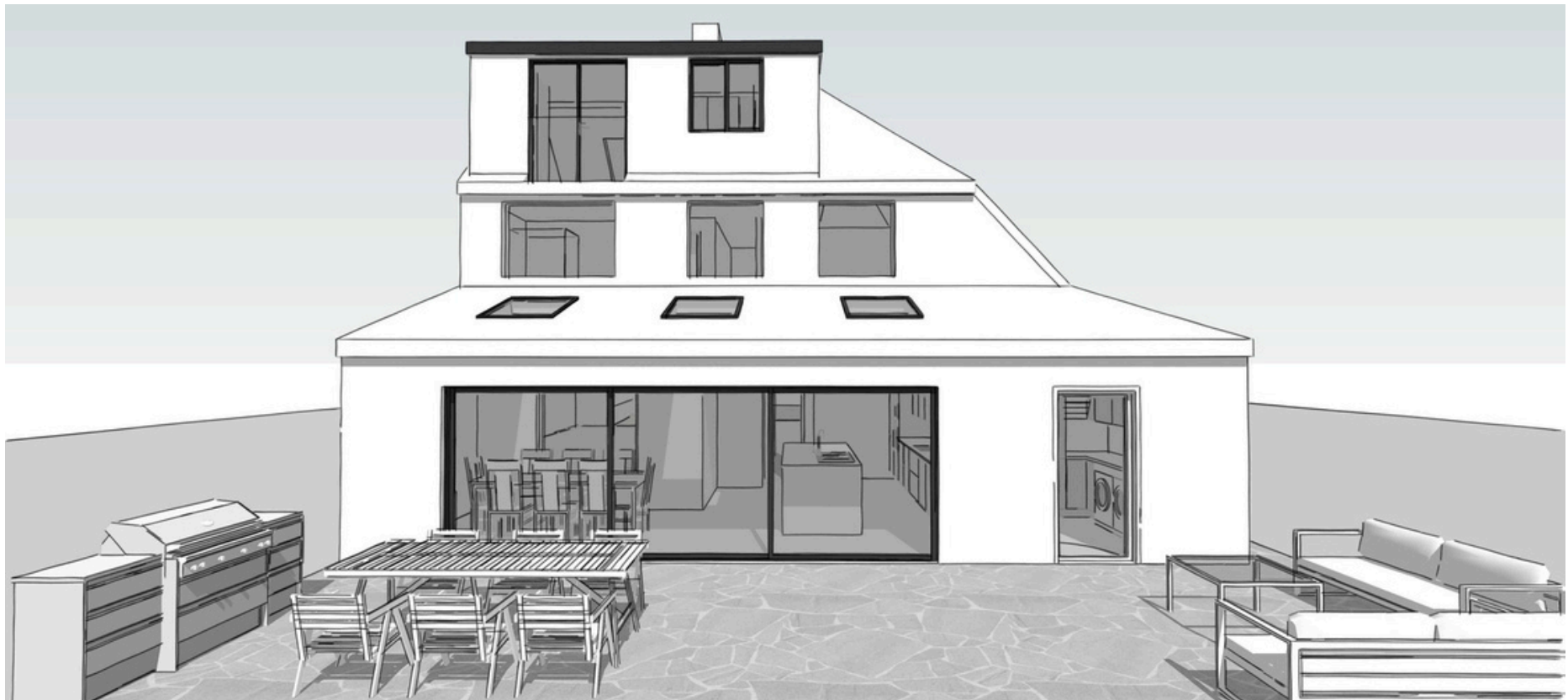
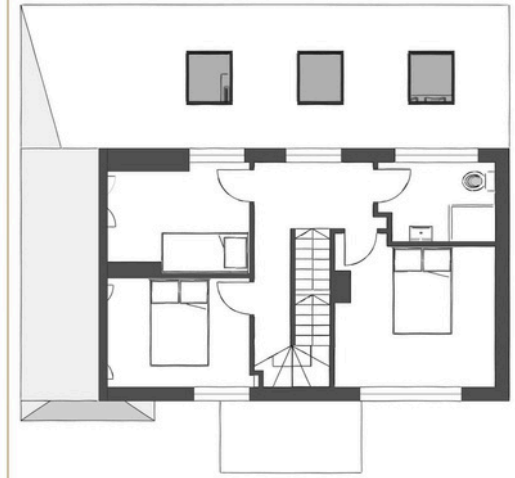
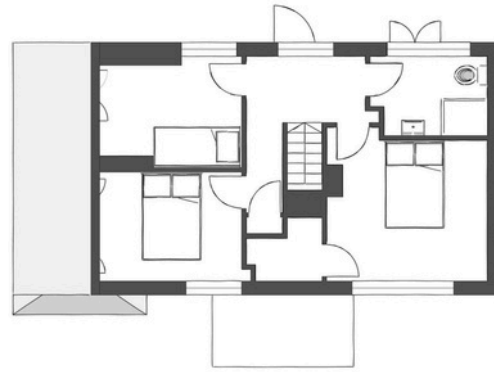


* STPP - Concept designs intended for inspiration | All improvements



*Potential

*Existing





NEED TO KNOW

Freehold

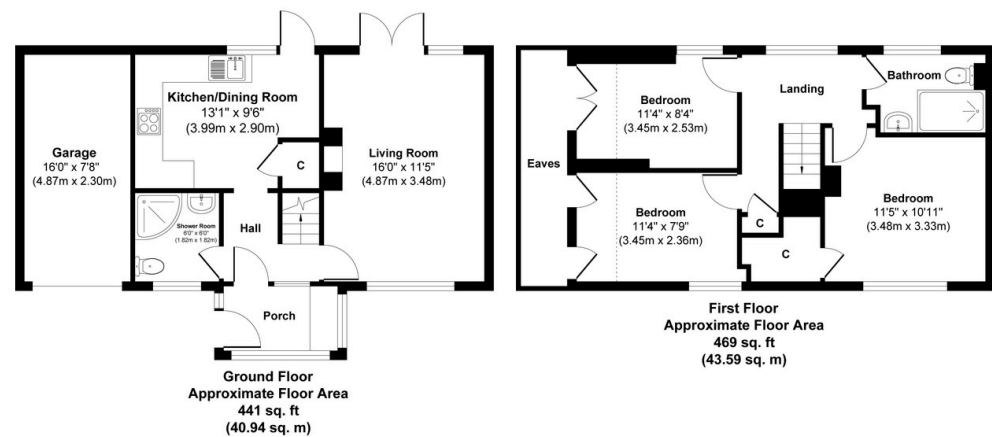
EPC Rating D

Oil fired central heating, Electricity & Water

Council Tax Band D

Wealden District Council

Whilst every effort has been made to ensure the accuracy these particulars should not be relied upon and should be verified by your solicitor.

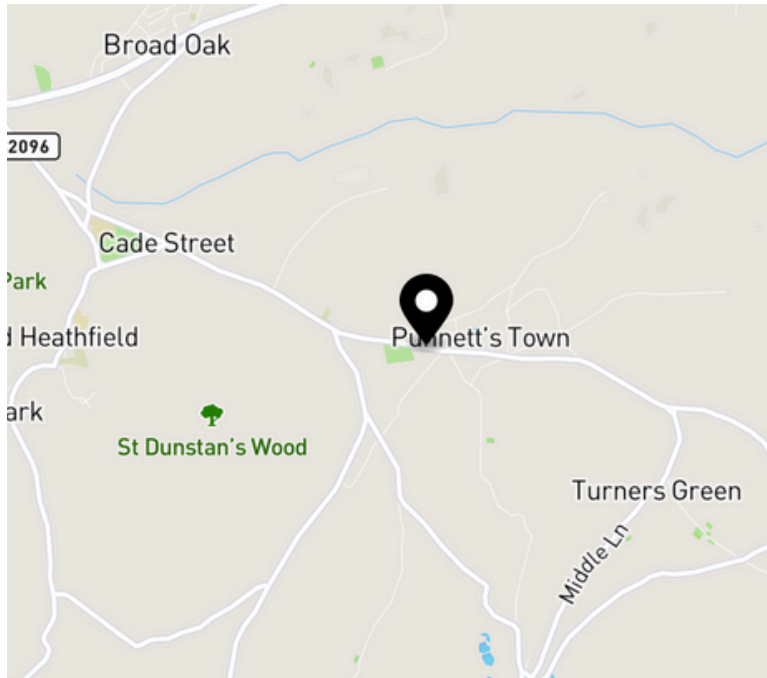


LOCAL TO YOU



Punnett's Town, a delightful village in the Heathfield area of East Sussex, is perfectly situated for both convenience and countryside living. Just 1.5 miles from the vibrant market town of Heathfield, residents enjoy easy access to a variety of shops, services, and weekly markets. Families will appreciate the proximity to Heathfield Community College, located only 0.7 miles away, and Punnetts Town Primary School within walking distance.

Nature lovers are spoilt for choice, with the stunning South Downs National Park and the Sussex coastline just 16 miles away, offering scenic adventures and seaside escapes. For commuters, Punnett's Town benefits from excellent transport links, with both Stonegate and Buxted railway stations within 6 miles, providing direct routes to London and beyond.



PUBS

THE STAR
CHURCH STREET
OLD HEATHFIELD

HORSE AND GROOM
HASTINGS ROAD
RUSHLAKE GREEN

PLACES OF INTEREST

HASTINGS OLD TOWN
|
15 MILES

BRIGHTON
|
21 MILES

SHOPS

SAINSBURYS
HIGH STREET
HEATHFIELD

WAITROSE
HIGH STREET
HEATHFIELD

RESTAURANTS

HEATHES
HIGH STREET
HEATHFIELD

THE IVY
HIGH STREET
TUNBRIDGE WELLS

CAFE

THE PINK CABBAGE
THE OLD STATION
HEATHFIELD

THE COW SHED
LEWES ROAD
BLACKBOYS

OUR COMPANY

Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

Unrivalled marketing – Advertising on the four major property portals: Rightmove, Zoopla, OnTheMarket & PrimeLocation.

Limited clients – Our business model means we work for only a handful of clients at any one time.

VICTORIA SLINN PROPERTY PROFESSIONAL

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Living locally, Victoria in East Sussex, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Sussex, Surrey & Hampshire.





HEART & HOME PROPERTY PROFESSIONALS

ABBY WHEELER, MICHAELA SANDERS & VICTORIA SLINN

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