



Residential Property Partners Ltd

11 Centenary Drive, Heathfield, TN21 0FR

Client Reference: (Developer Name Here)

Plot Number - Development Name

Date: 24/06/2026

01480 276 410

info@rpp.ltd

Property Description:

The subject property is a four bedroom semi detached house that is aged approximately six years. The accommodation to the ground floor comprises: entrance hall, kitchen/lounge, dining room and a cloakroom. To the first floor there are two bedrooms and a bathroom. To the second floor there are two further bedrooms and a bathroom. The property benefits from gas radiator central heating and uPVC double glazing throughout. Externally, there is a driveway to the front of the property with space for at least one vehicle, with a partially converted garage. There is a garden to the rear of the property.

There is reported to be a service charge of £280p/a.

The subject property was last sold on 20/05/2020 at a price of £337,000.00

Marketing:

The subject property is currently on the market with EXP since 21/06/2026, priced at £425,000. We were unable to speak with this agent to see the level of interest that the subject has had.

Property Location:

The property is located in Heathfield. Here there are amenities such as shops, pubs, restaurants and supermarkets. For further amenities and a train station, Uckfield is a 17 minute drive from the subject.

External Condition:

The external condition of the property has been described as '**Very Good**'.

Internal Condition:

The internal condition of the property has been described as '**Very Good**'.

Property Advantages:

Great location
Good condition

Property Disadvantages:

The rear garden is split level

Rightmove Statistics:

A rightmove.co.uk search based on properties valued between £350,000 to £450,000 offering a minimum of three bedrooms shows the following number of properties as available and under offer:

1/4 Mile = 4 available (Including the subject) and 2 under offer/sold

1/2 Mile = 4 available (Including the subject) and 2 under offer/sold

1 Mile = 9 available (Including the subject) and 5 under offer/sold

The above data suggests that there is some competition in the surrounding area as well some demand with properties having sold in the area.

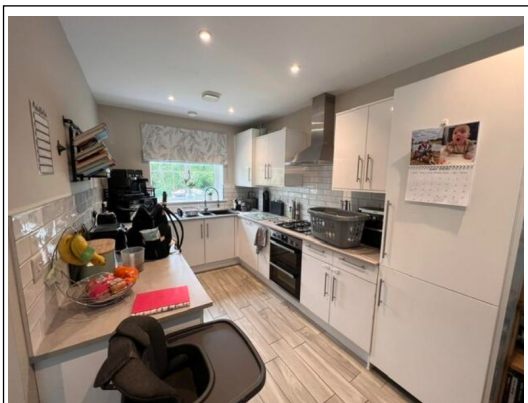
Subject Property Images



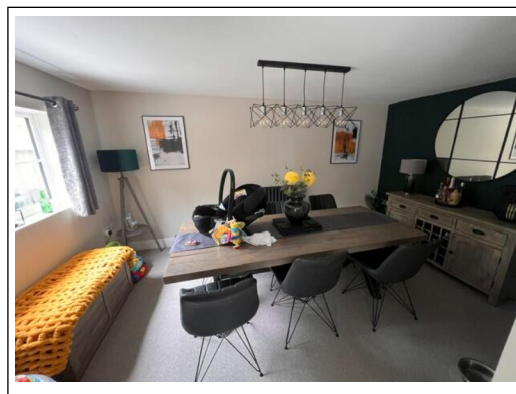
Front Elevation



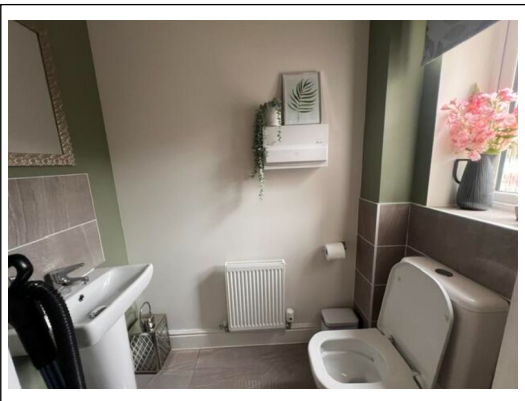
Lounge area



Kitchen



Dining Room

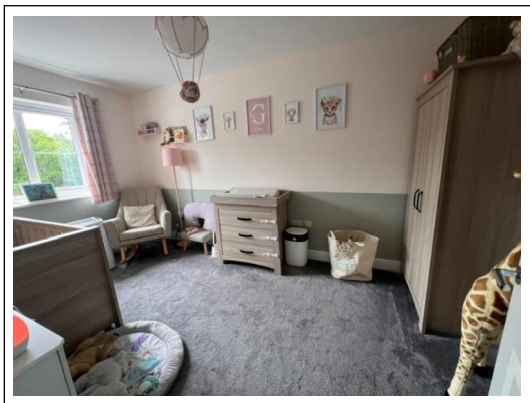


Cloakroom

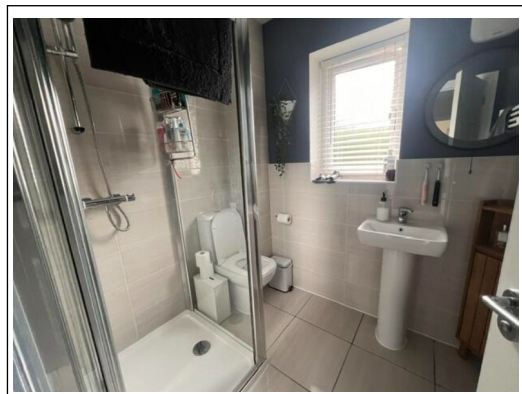


Bedroom

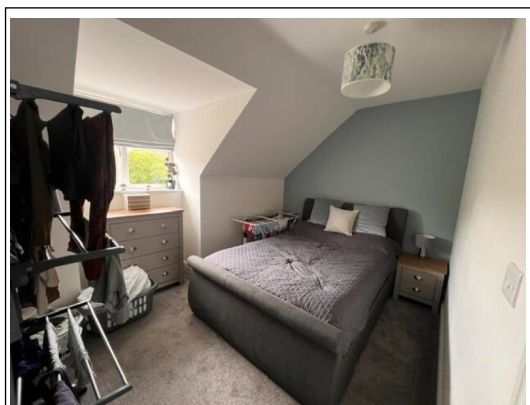
Subject Property Images



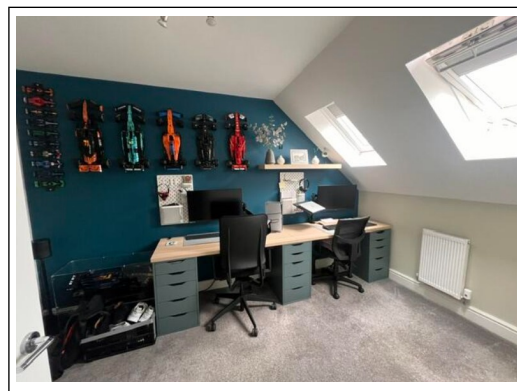
Bedroom



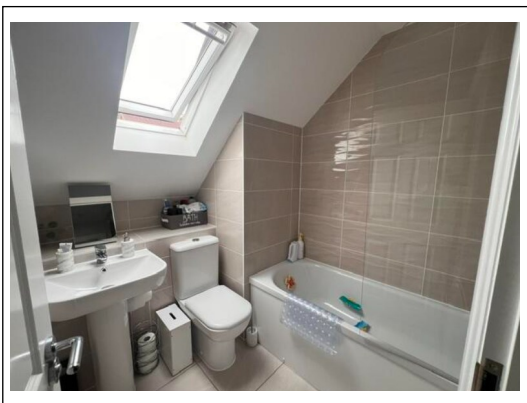
Bathroom



Bedroom



Bedroom



Bathroom



Garden

Subject Property Images



Garden & Rear Elevation

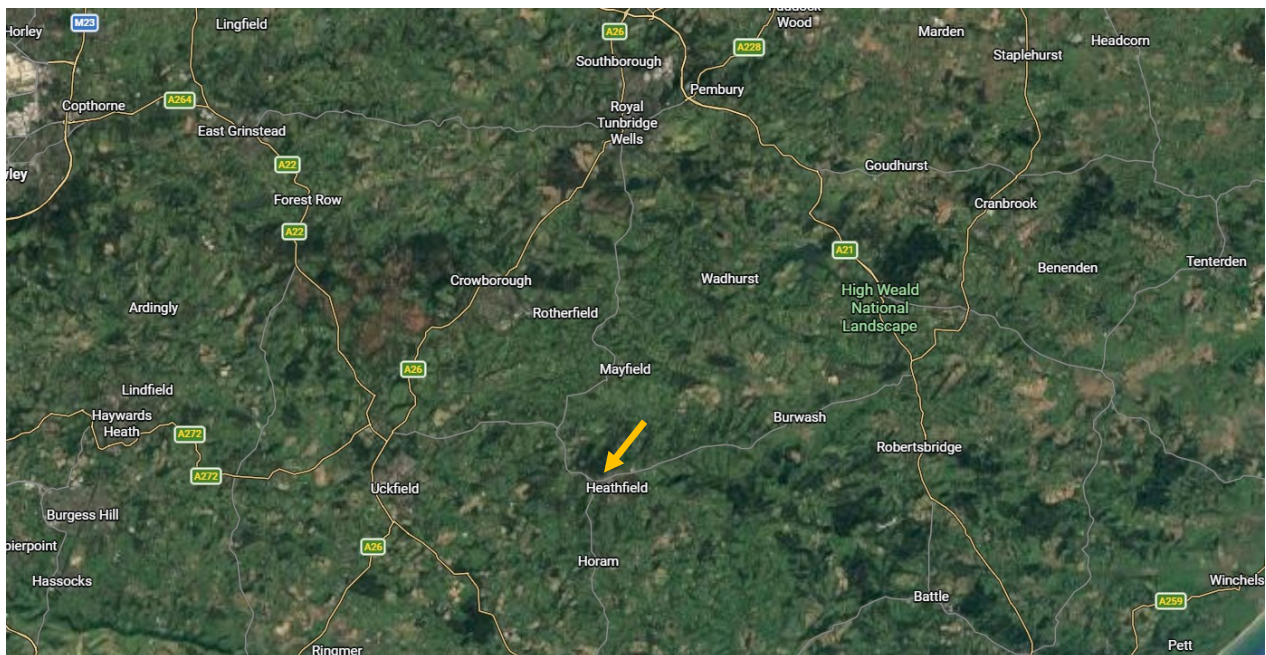


Street View (Right)

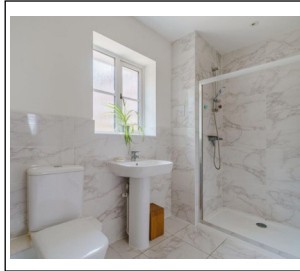
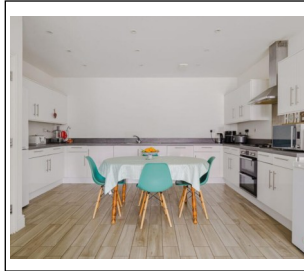


Street View (Left)

Road map indicating location of subject property and area map



On Market Comparables



Address: Millennium Way, Heathfield

Agent: Hortons (National)

Distance: 0.12 Miles

Style: Terraced

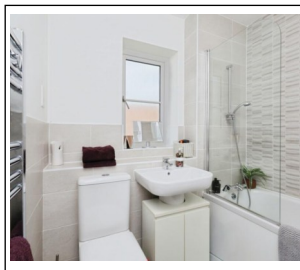
Bedrooms: 5

Asking Price: £425,000

Time on Market: From 23/06/2026

Achievable Price: Unobtainable

Comments: This comparable property is well presented throughout. It offers 1482sq.ft of space (not including the garage), compared to the subjects 1282sq.ft. There is one parking space to the front, and a garden to the rear. There are five bedrooms, one with both an ensuite and a dressing room, and a family bathroom. This property has only recently been introduced and this agent could not advise of an achievable price, but stated that it has not yet had any viewings take place.



Address: 37 Millennium Way, Heathfield

Agent: Freeman Forman

Distance: 0.09 Miles

Style: Semi Detached

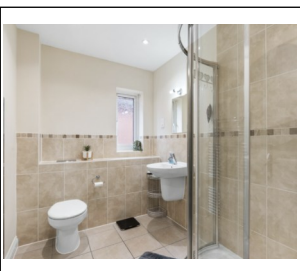
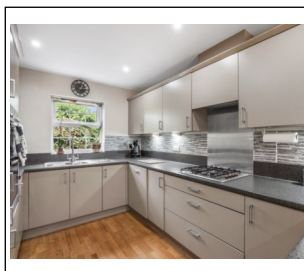
Bedrooms: 5

Asking Price: £449,950

Time on Market: From 12/05/2026

Achievable Price: £425,000

Comments: This comparable property is larger than the subject, offering 1590sq.ft of space, compared to the subjects 1282sq.ft. This property has five bedrooms, one with both an ensuite and dressing room, and a bathroom. There is a good sized garden to the rear with a garage to the front. The property has had no interest and a reduction to £425,000 will be needed.



Address: Mutton Hall Hill, Heathfield

Agent: VC Estates

Distance: 0.79 Miles

Style: Semi Detached

Bedrooms: 5

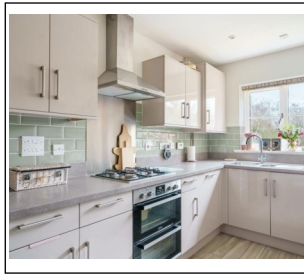
Asking Price: Guide Price of £425,000 - £440,000

Time on Market: From 26/12/2025, marketed at £475,000. Reduced on 21/04/2026 to £450,000. Reduced on 10/06/2026 to the current asking price

Achievable Price: Unobtainable

Comments: This comparable property is well presented throughout. It offers 2063sq.ft of space, compared to the subjects 1590sq.ft. This property is spread across four floors, with a garage, utility room, cloakroom and bedroom to the ground floor. To the first floor is a kitchen/lounge/diner, cloakroom and a balcony. To the second floor are two bedrooms, one with an ensuite, and a bathroom. To the third floor are two bedrooms and a shower room.

Sold Comparables



Address: 9 Centenary Drive, Heathfield

Agent: Hortons (National)

Distance: 0.05 Miles

Style: Semi Detached

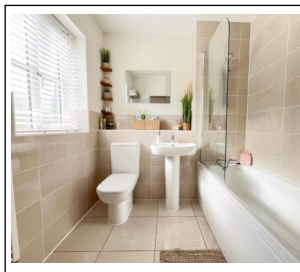
Bedrooms: 4

Asking Price: Offers Over £375,000

Sold Price: Above the asking price

Time on Market: From 24/02/2026, marketed at £400,000. Reduced on 23/03/2026 to £375,000. SSTC on 01/04/2026

Comments: This comparable property is very well presented throughout. It has not had the internal amendments that the subject has had, and still has a normal sized garage to the side. To the rear is a split level garden. This agent could not advise of an exact sold price as the property had not yet completed.



Address: Millennium Way, Heathfield

Agent: Oakfield

Distance: 0.11 Miles

Style: Semi Detached

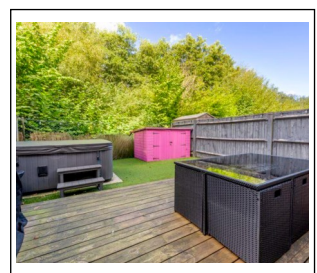
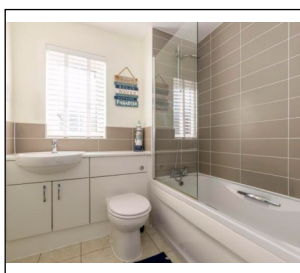
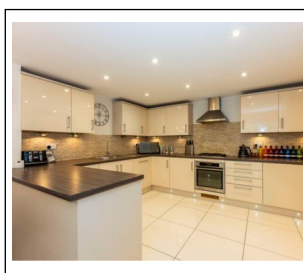
Bedrooms: 4

Asking Price: £450,000

Sold Price: £440,000

Time on Market: From 13/10/2025 to November 2025

Comments: This comparable property offers accommodation spread across three floors. To the ground floor are two bedrooms and a bathroom. To the lower ground floor is a kitchen/diner/lounge, a utility room and a cloakroom. To the first floor are two bedrooms, one with an ensuite. There is a garage to the side and parking for at least two vehicles. There is a large garden to the rear.



Address: Treetops Way, Heathfield

Agent: Peter Oliver

Distance: 0.92 Miles

Style: Semi Detached

Bedrooms: 4

Asking Price: Guide Price of £415,000 - £435,000

Sold Price: £415,000

Time on Market: From 10/09/2025, marketed at £425,000. Reduced to the asking price on 26/02/2026. SSTC on 10/03/2026

Comments: This comparable property is very well presented throughout. It is spread across four floors and offers 1634sq.ft of space, compared to the subjects 1282sq.ft. To the lower ground floor is a kitchen/diner. To the ground floor is a lounge, study and a cloakroom. To the first floor are three bedrooms, one with an ensuite, and a bathroom. To the second floor is a bedroom with an ensuite. There is a garden to the rear. There are two allocated parking spaces away from the property.

Valuation Figures

Visiting Agent:	Oakfield
Date of Visit:	19/06/2026
Recommended Marketing Price:	£425,000
Target Sale Price:	£415,000
Lowest Expectation Sale Price:	£400,000

Comments: The subject property is very well presented. There have been various changes to the layout, with walls removed and the garage converted. The location is popular and the view to the front is of just trees. It is close to the social housing area of the estate. The garden is not on one level. It is also close to a play park.

Visiting Agent:	Freeman Forman
Date of Visit:	20/06/2026
Recommended Marketing Price:	£415,000
Target Sale Price:	£400,000
Lowest Expectation Sale Price:	£390,000

Comments: The subject property is very well presented throughout. It is in a good location. The subject has lost its garage and an ensuite, but benefits from a dining room, and retains some storage to the front of the garage. Freeman Forman sold the development when new.

Residential Property Partners Ltd Valuation Figures

Recommended Asking Price:	£415,000
Target Sale Price:	£400,000

The subject property is a well maintained semi detached house aged approximately six years that offers an entrance hall, kitchen/lounge, dining room and a cloakroom. To the first floor there are two bedrooms and a bathroom. To the second floor there are two further bedrooms and a bathroom. There is a garden to the rear and parking for one vehicle to the front. There is a partially converted garage also.

The property is well located in a popular location that is close to school which will appeal to the family market as well as being well served with amenities.

When reviewing the market in the area it is apparent there is a demand for this property type with four bedroom homes achieving sales.

With the internal alterations, the subject is likely to be considered as more desirable than any properties that are offering four bedrooms. However it will need to be marketed competitively against properties offering five bedrooms to attract a sale in a reasonable time-scale particularly in current market conditions with strong amounts of competition in the area.

Important: The findings and conclusions of this valuation report are provided as a guide to inform purchase decision making. The accuracy is limited by the information provided and available at the time the valuation was carried out. Residential Property Partners Ltd are not responsible for the accuracy of the information provided by third parties. This report does not replace or reduce the requirement for any potential purchaser to carry out appropriate due diligence, including survey and searches carried out by appropriately qualified person.