



HORAM PARK CLOSE

HORAM, HEATHFIELD - GUIDE PRICE £475,000



WOOD & PILCHER

42 Horam Park Close

Horam, Heathfield,
East Sussex, TN21 0HW

Entrance Hall - Cloakroom - Sitting Room - Kitchen/Breakfast Room - Dining Room - Utility Room - 4 Bedrooms - Remodelled Bathroom - Driveway & Garage - Summerhouse

Internal viewing is essential to appreciate this exceptionally well presented and deceptively spacious chalet style residence with an enclosed rear garden, summerhouse and versatile accommodation to include a large sitting room, kitchen/breakfast room, dining room, utility room, WC, four bedrooms, remodelled bathroom, off road parking and garage. The property is situated within walking distance of this pretty village which offers local amenities and good transport links.

ENTRANCE PORCH:

uPVC double glazed windows to front. Timber effect flooring. Wall mounted electric heater. Useful fitted cloaks cupboards. Glazed panelled door into:-

ENTRANCE HALL:

Stairs to first floor landing with useful understairs area below. Radiator. Range of doors to:-

CLOAKROOM:

Obscure double glazed window. Low level WC. Pedestal wash basin. Radiator.

SITTING ROOM:

A double aspect room with uPVC double glazed French doors and side windows giving access to the garden and further window to side. Fitted electric fire with a marble effect hearth and inset with attractive surround (this is a feature only as there is no chimney breast). Radiator.

KITCHEN/BREAKFAST ROOM:

uPVC double glazed windows to front and uPVC double glazed stable door to side. A well fitted modern kitchen with range of granite effect worktops incorporating matching cupboard and drawer units below with inset one and a half bowl stainless steel sink and drainer with mixer tap over. Integrated dishwasher and fridge each with matching front panels. Stainless steel brush fronted oven/grill with hob and extractor hood over. Localised tiling. Matching wall mounted cupboards. Fitted further unit with breakfast table. Concealed wall mounted gas fired central heating boiler. Timber effect flooring. Recessed ceiling downlighters. Radiator.



DINING ROOM:

uPVC double glazed windows to rear. Radiator.

UTILITY ROOM:

Obscure uPVC double glazed window to side. Inset sink and drainer with fitted worktops, cupboard and drawer units and space and plumbing for washing machine and fridge/freezer. Timber effect flooring. Integral door to garage.

Stairs rise from the entrance hall to a FIRST FLOOR LANDING: Useful airing cupboard. Range of doors to:-

BEDROOM ONE:

uPVC double glazed window to rear. Extensive range of fitted bedroom furniture including wardrobes, dresser, chest of drawers and bedside cabinets and over bed storage. Radiator.

BEDROOM TWO:

uPVC double glazed window to front. Radiator.

BEDROOM THREE:

uPVC double glazed window to rear. Fitted double wardrobe cupboard and further useful storage. Access to loft hatch. Radiator.

BEDROOM FOUR:

uPVC double glazed window to front. Fitted cupboard. Radiator.

REMODELLED BATHROOM:

Obscure uPVC double glazed window to rear. Fitted with a contemporary white suite incorporating a panel enclosed bath with chrome mixer taps and shower attachment. Separate corner shower cubicle with thermostatic shower. Vanity unit with wash basin and cupboards under plus WC with concealed cistern. Chrome heated towel rail. Tiled walls. Inset spotlights and extractor fan.

OUTSIDE:

The FRONT of the property benefits from a DRIVEWAY providing OFF ROAD PARKING for a number of vehicles and in turn leading to a single GARAGE with roll top door and containing power and light and access to a small loft storage area with integral door to utility room. The FRONT garden enjoys brick raised flower and shrub borders and gated access either side of the property to the rear garden: The REAR garden enjoys areas of lawn with flower and shrub borders and central flags tone circular seating terrace. There is a garden SUMMERHOUSE of uPVC double glazed construction which contains power and light. The gardens are fence and hedge enclosed and further enjoy a useful garden SHED.



SITUATION:

The property is conveniently situated for those wishing to benefit from the day to day shopping facilities within the popular Sussex village of Horam. In general these provide curiosity shops, dentist, doctors, village inn and Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walk along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes drive and in general terms provides a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 25 minutes respectively.

TENURE:

Freehold

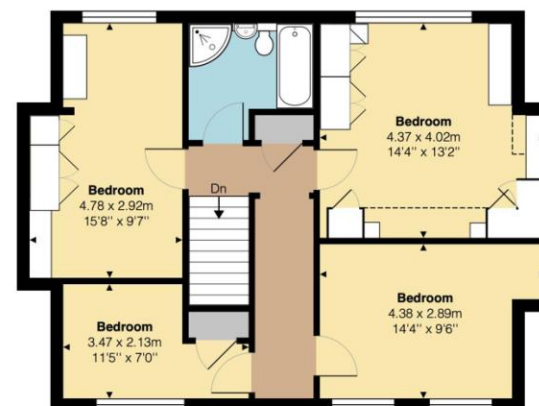
VIEWING:

By appointment with Wood & Pilcher on 01435 862211.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

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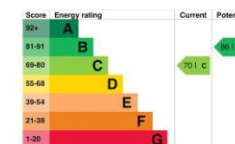
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First Floor
Approx Internal Area
692 sq ft (64.3 sq m)



Ground Floor
Approx Internal Area
971 sq ft (90.2 sq m)
(Including Garage)



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Not To Scale.
Whilst every attempt is made to ensure accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS Code Of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or efficiency can be given.
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