



BRAMLEY AVENUE

HORAM – GUIDE PRICE £395,000 - £415,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

8 Bramley Avenue

Horam,
Heathfield, TN21 0FN

**Entrance Hall - Cloakroom - Sitting Room -
Kitchen/Breakfast Room - First Floor Landing - Bedroom
Two With En-Suite Shower Room - Two Further Bedrooms
- Family Bathroom - Second Floor Master Bedroom With
Spacious En-Suite - Attractive Landscaped Rear Garden -
Two Allocated Parking Spaces**

Internal viewing is essential to appreciate this deceptively spacious modern 4 bedroom town house property situated only a short distance from the amenities in Horam High Street. The property is arranged over three floors and is in excellent order throughout with key features being the kitchen/breakfast opening onto the landscaped rear, double aspect sitting room, master bedroom with en-suite shower room, three further bedrooms, two further bath/shower rooms and a separate WC. The property also enjoys two allocated parking spaces adjacent to the property itself.

uPVC double glazed door under external covered porch with light into:

ENTRANCE HALL:

Useful understairs storage cupboard and further cupboards, stairs to first floor, radiator. Doors to:

CLOAKROOM:

Fitted with low level WC with concealed cistern and wash basin with tiled splashback and mixer tap, localised tiling, ceramic floor tiling, radiator, recessed downlighters and extractor fan.

SITTING ROOM:

A double aspect room with uPVC double glazed windows to front and side. Radiators.



KITCHEN/BREAKFAST ROOM:

Fitted with a range of timber effect roll top work surfaces incorporating matching cupboard and drawer units below with inset 'Zanussi' stainless brush fronted four ring gas hob with splashback and extractor hood with light over, stainless steel brush fronted 'Zanussi' oven and grill. Integrated fridge/freezer, dishwasher and washing machine behind matching front panel. Matching wall mounted cupboards incorporating work surface downlighters and cupboard housing gas fired central heating boiler. One and a half bowl inset stainless steel sink and drainer with mixer tap over. Ceramic tiled flooring. Breakfast area with large fitted dining table/worktop, radiator. uPVC double glazed French doors with side screens and further window to garden.

FIRST FLOOR LANDING:

Stairs to 2nd floor master bedroom. Range of doors to:

BEDROOM 2:

A double aspect room with uPVC double glazed windows to side and front, radiator. Double doors to fitted wardrobe cupboard with hanging rail and shelf over. Door to:

EN-SUITE SHOWER ROOM:

Fitted with a modern white suite with contemporary chrome effect fittings comprising low level WC with concealed cistern, wash basin with mixer tap, large walk-in shower cubicle being fully tiled around. Heated chrome effect ladder style towel rail, ceramic tiled flooring, recessed ceiling downlighters, shaver point, extractor fan. Obscure uPVC double glazed window.

BEDROOM 3:

A double aspect room with uPVC double glazed windows. Radiator.

BEDROOM 4:

uPVC double glazed window. Radiator.

FAMILY BATHROOM:

Fitted with a modern white suite with contemporary chrome effect fittings comprising low level WC with concealed cistern, wash basin with mixer tap, panelled bath with shower and screen over being tiled around. Heated chrome effect ladder style towel rail, ceramic tiled flooring, recessed ceiling downlighters, shaver point, extractor fan. Obscure uPVC double glazed window.

MASTER BEDROOM:

uPVC double glazed window. Dressing area. Radiator. Access to roof space. Door to:

SPACIOUS EN-SUITE SHOWER ROOM:

Fitted with a modern white suite with contemporary chrome effect fittings comprising low level WC with concealed cistern and twin push flush system over, wash basin with mixer tap, large walk-in shower cubicle being fully tiled around. Heated chrome effect ladder style towel rail, ceramic tiled flooring, recessed ceiling downlighters, shaver point, extractor fan. Obscure uPVC double glazed window. Door to walk-in storage cupboard housing hot water tank.



OUTSIDE REAR:

An attractive rear garden being fence and wall enclosed laid for low maintenance with paved sandstone patio terracing, raised decked sun terrace, garden shed and flower and shrub borders with gated access to the front and access to two allocated off road parking spaces and further pathway around the property.

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 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

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

There is a service charge for the road which as of 1st January 2023 - 31st December 2023 is currently £333.46 payable in two parts half yearly.

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 obtained. Floorplan. All measurements, walls, 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

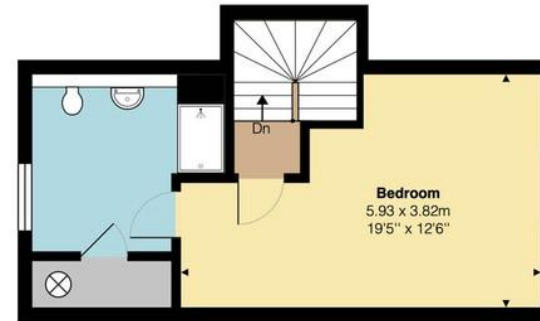


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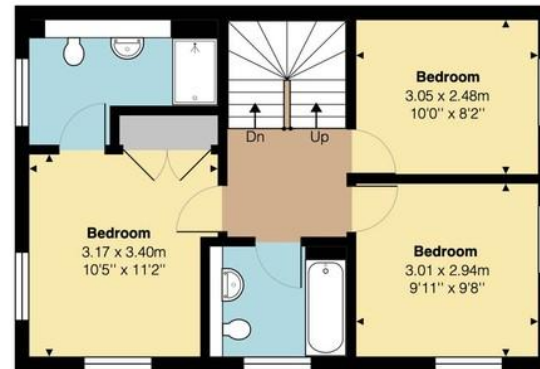
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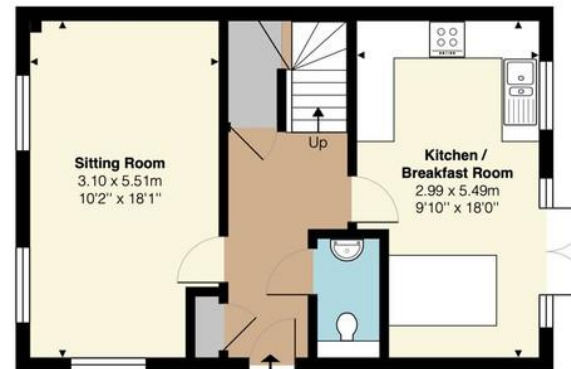
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Second Floor Approx 363 sq ft (33.7 sq m)



First Floor Approx 497 sq ft (46.2 sq m)



Ground Floor Approx 497 sq ft (46.2 sq m)

8 Bramley Ave, Horam, TN21 0FN

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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