



BRIDGE CLOSE

HORAM – GUIDE PRICE £350,000 - £375,000



**WOOD &
PILCHER**

Sales, Lettings, Land & New Homes

17 Bridge Close

Horam, Heathfield TN21 0HJ

Entrance Hall - Cloakroom - Lounge/Diner - Kitchen - Two Bedrooms - Shower Room - Low Maintenance Gardens - Garage & Own Driveway

A well proportioned, two bedroom detached bungalow situated in a cul-de-sac just a short stroll from Horam village High Street. The accommodation features a spacious lounge/diner, shower room and two toilets, single garage with own driveway to the front and low maintenance gardens. The property is offered to the market with NO ONWARD CHAIN.

ENTRANCE HALL:

uPVC front door. Built-in storage cupboard. Further built-in boiler cupboard housing the gas-fired Viessmann boiler. Access to the partially boarded loft with pull-down ladder and light. Coved ceiling. Radiator.

LOUNGE/DINER:

An L-shape room with double glazed sliding patio doors leading to the garden. Further double glazed window overlooking the rear garden. Serving hatch in the dining area. Coved ceiling. Radiators.

KITCHEN:

uPVC double glazed window and door to the side. Range of matching cream-fronted wall and base cupboards. Laminate worktop with inset stainless steel sink. Inset four-burner gas hob with built-in double oven. Space for washing machine. Part-tiled walls. Coved ceiling. Inset spotlights.

BEDROOM ONE:

Double glazed window. Built-in wardrobe and linen cupboard. Coved ceiling. Radiator.



BEDROOM TWO:

Double glazed window. Coved ceiling. Radiator.

SHOWER ROOM:

Double glazed window. Shower cubicle with thermostatic shower. Vanity unit with inset wash basin and cupboards under. WC. Chrome heated towel rail. Part-tiled walls. Coved ceiling. Inset spotlights. Extractor fan.

SEPARATE WC:

Double glazed window. WC. Part-tiled walls. Wash basin with cupboard under.

OUTSIDE:

The property is approached via its own driveway leading to a **single garage** with up-and-over door, power and light and personal door to the rear. There is a lawned garden to the front and the rear garden is mainly paved and has shrub borders.

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 walks 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.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold.

COUNCIL TAX BAND:

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ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - www.gov.uk

Services - Mains Water, Gas, Electricity & Drainage

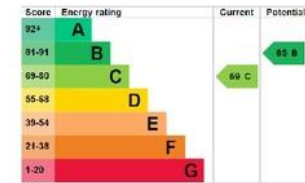
Heating - Gas

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, 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



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Bungalow Approx. Gross Internal Area 834 sq. ft / 77.5 sq. m
Approx. Gross Internal Area (Incl. Garage) 988 sq. ft / 91.8 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.