



 **WOOD & PILCHER**  
**FOR SALE**  
01435 862211  
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**GRANGE CLOSE**  
HORAM, HEATHFIELD - £310,000

 **WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

# 57 Grange Close

Horam, Heathfield, TN21 0EF

**Entrance Hall - Lounge/Diner - Kitchen - First Floor Landing  
- Three Bedrooms - Shower Room - Low Maintenance  
Garden - Block-set Driveway To The Front - Garage En-bloc  
With Personal Door From Garden.**

A three bedroom semi-detached house situated in a no-through road just a short walk from Horam village High Street. The accommodation features a through lounge/diner, shower room, low maintenance garden, driveway to the front and garage en-bloc to the rear with personal door from the garden.

## **ENTRANCE HALL:**

Part double glazed front and door and double glazed side window. Under stairs storage cupboard. Radiator.

## **LOUNGE/DINER:**

Dual aspect with double glazed windows to the front and double glazed window and door to the rear garden. Fireplace. Radiators.

## **KITCHEN:**

Double glazed windows and double glazed door to the garden. Range of grey-fronted matching wall and base cupboards. Laminate worktops with inset one and a half bowl stainless steel sink. Inset induction hob. Space for washing machine, tumble drier, slimline dishwasher and upright fridge/freezer. Built-in oven.

## **FIRST FLOOR LANDING:**

Double glazed window. Airing cupboard housing the hot water cylinder with slatted shelves above. Access to the loft.



**SHOWER ROOM:**

Double glazed window. Shower cubicle with thermostatic shower featuring hand-held shower and drencher head. Vanity unit with inset wash basin with cupboards and drawer under. WC with concealed cistern. Chrome heated towel rail. Part-tiled walls.

**BEDROOM ONE:**

Double glazed window. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the rear garden. Radiator.

**BEDROOM THREE:**

Double glazed window. Radiator.

**OUTSIDE:**

A block-set driveway provides PARKING TO THE FRONT. The REAR GARDEN has an area of decking and lawn with a side gate and personal door to GARAGE with up-and-over door located en-bloc to the rear of 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 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:**

C

**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](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

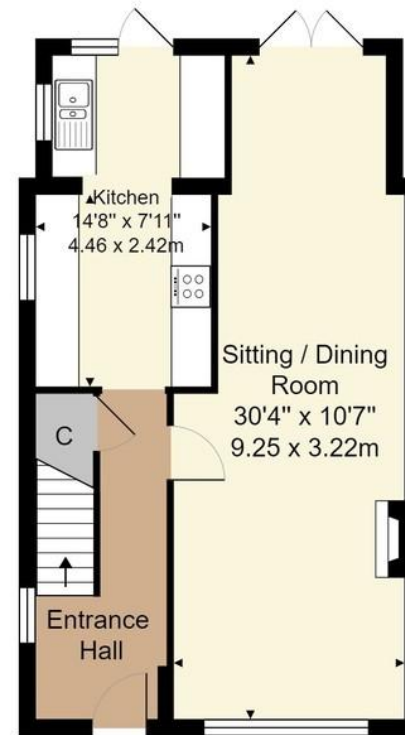
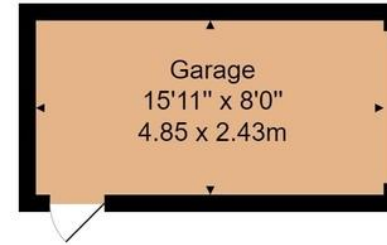
Heating - Gas-fired

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

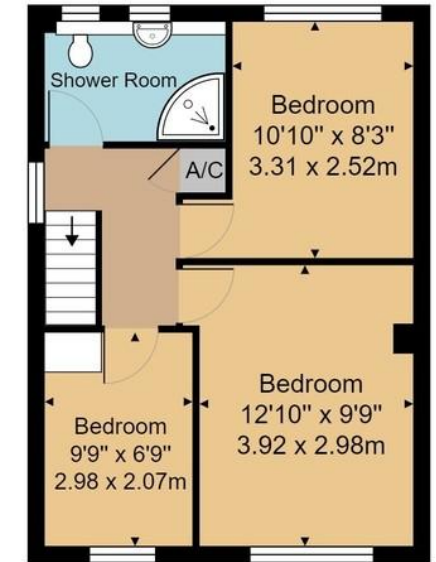


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**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 906 sq. ft / 84.2 sq. m  
Garage Approx. Internal Area 127 sq. ft / 11.8 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		