



MERRYDOWN WAY
HORAM, HEATHFIELD - £240,000



12 Merrydown Way

Horam, Heathfield, TN21 0FJ

Entrance Hall - Inner Hallway - Lounge/Diner - Kitchen - Two Double Bedrooms - Bathroom - Allocated Parking Space

An extremely well appointed bright and spacious two bedroom first floor apartment situated in a modern purpose built block. The accommodation features a spacious lounge/diner opening into a modern fitted kitchen, bathroom and an allocated parking space. A short walk to Horam High Street. NO ONWARD CHAIN.

ENTRANCE HALL:

Double glazed window. Fitted Coat rail. Built-in storage cupboard housing electric consumer unit. Security entry phone system. Carpeted.

BEDROOM TWO:

Double glazed window. Carpeted. Radiator.

BEDROOM ONE:

Double glazed window. Carpeted. Radiator.

BATHROOM:

Double glazed window. White suite comprising enclosed bath with shower over. WC. Pedestal wash basin. Part-tiled walls. Tiled floor. Heated towel rail.

LOUNGE/DINER:

Double glazed window. Carpeted. Double glazed doors to Juliette balcony. Radiator. Opening into:



KITCHEN:

Double glazed window. Range of matching wall and base cupboards. Granite worktop within inset one and a half bowl stainless steel sink. Inset Zanussi four ring gas hob and over under and filter hood above. Integral fridge/freezer. Space and plumbing for washing machine. Cupboard housing modern Glo-worm gas-fired boiler. Tiled floor. Extractor fan.

OUTSIDE:

Allocated parking space. Communal bin store.

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:

LEASEHOLD

Lease: 125 year lease from 2016

Service Charge currently: £1484.24 per annum (payable in two instalments of £741.12)

Ground Rent: Peppercorn included within Service Charge.

We recommend that you speak to your legal adviser to confirm the above.

COUNCIL TAX BAND:

B

ADDITIONAL INFORMATION:

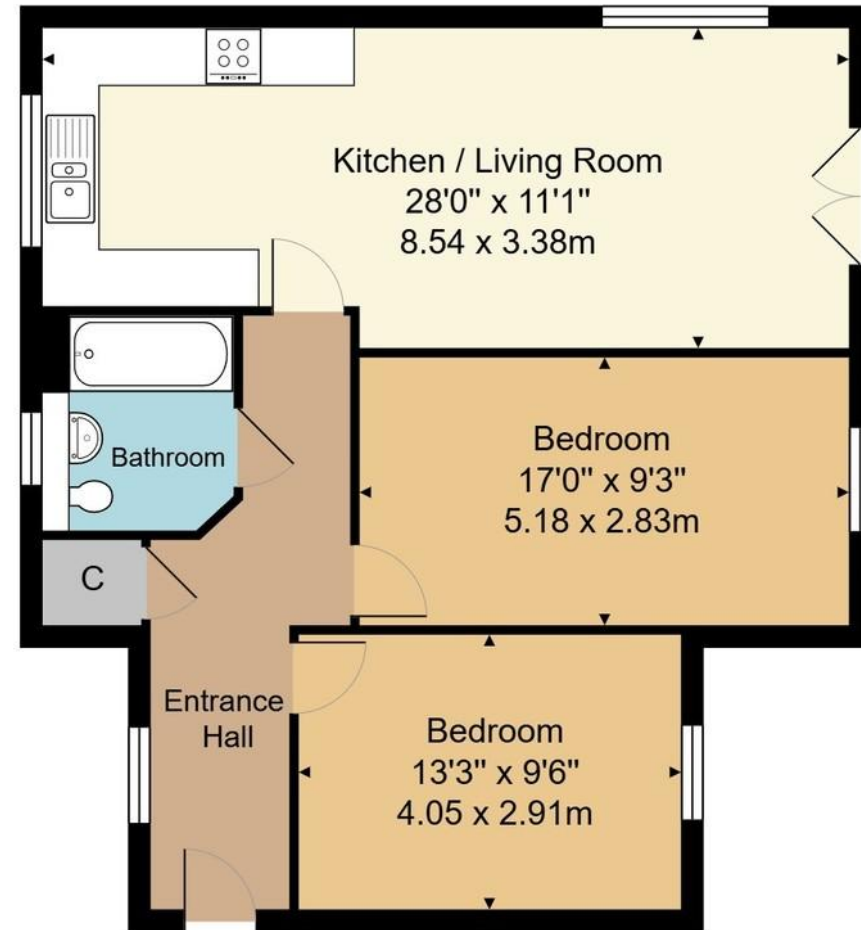
Broadband Coverage search Ofcom checker

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-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 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

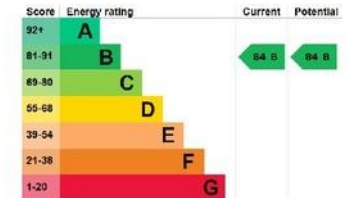


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
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www.woodandpilcher.co.uk



Approx. Gross Internal Area 762 ft² ... 70.8 m²

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.