



TOLL WOOD ROAD  
HORAM, HEATHFIELD - £275,000





# 29 Toll Wood Road

Horam, Heathfield, TN21 0DY

**Porch - Entrance Hall - Sitting Room - Kitchen/Diner - Landing -  
Two Bedrooms - Bathroom - Large Garden**

A two double bedroom end-of-terrace house having been recently decorated but still offering the potential to update, situated in a cul-de-sac location just a short walk from Horam village high street. The accommodation features two good size bedrooms, kitchen/diner and a large garden. NO ONWARD CHAIN.

Porch leading to:

**ENTRANCE HALL:**

Wood effect flooring.

**SITTING ROOM:**

Dual aspect with double glazed windows overlooking the garden. Wood effect flooring. Coved ceiling. Radiator.

**KITCHEN/DINER:**

Triple aspect with double glazed windows and double glazed door leading to the garden. Range of wood effect matching wall and base cupboards. Laminate worktop with inset stainless steel sink. Inset gas hob with oven under and filter hood above. Space for washing machine, dishwasher and upright fridge/freezer. Built-in under stairs storage cupboard.





Stairs leading to:

**FIRST FLOOR LANDING:**

Access to the loft.

**BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with Triton electric shower over. WC. Pedestal wash basin. Radiator.

**BEDROOM ONE:**

Double glazed window overlooking the garden. Built-in cupboard. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the garden. Built-in cupboards. Radiator.

**OUTSIDE:**

Brick storage sheds. Large lawned garden to the side and rear.

**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:**

B

**ADDITIONAL INFORMATION:**

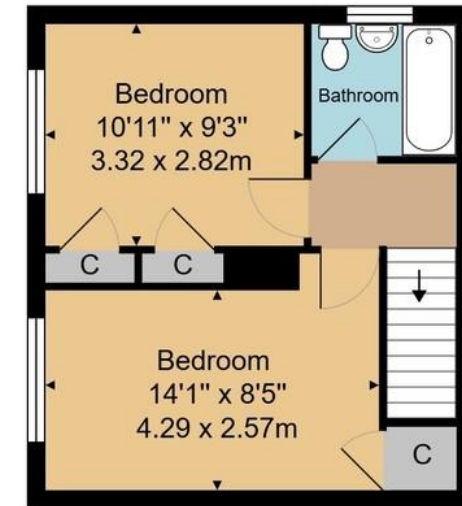
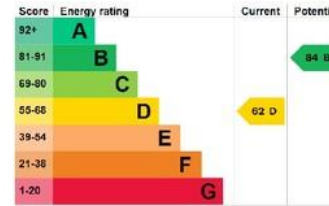
Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

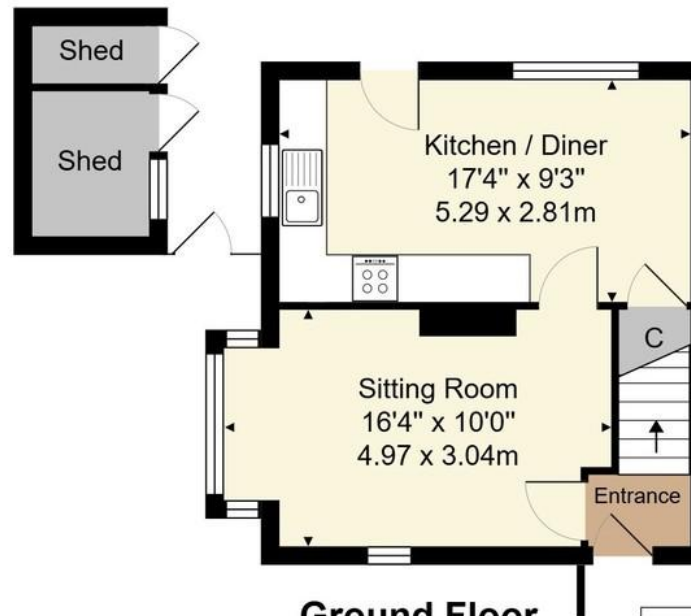
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired



**First Floor**



**Ground Floor**

Approx. Gross Internal Area 698 ft<sup>2</sup> ... 64.8 m<sup>2</sup>  
(excluding shed)

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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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.