



**ROSE COTTAGE, LITTLE LONDON ROAD**  
**HORAM, HEATHFIELD - £400,000**



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

# Rose Cottage

Little London Road, Horam,  
Heathfield, TN21 0BN

**Entrance Hall - Sitting Room With Log Burner - Lounge With Log  
Burner - Bathroom - Lower Level Kitchen/Diner - Utility Room -  
First Floor Landing - Three Bedrooms –  
Stunning Gardens To The Front & Rear - Timber  
Studio/Outbuilding With Power & Light**

A charming Edwardian three bedroom semi-detached character cottage situated just a few minutes walk from Horam Village High Street. The accommodation is beautifully presented with many features including plantation style shutters to some windows, double glazed uPVC sash windows, modern kitchen/diner, separate utility room and two reception rooms with wood burning stoves.

## **STORM PORCH:**

## **ENTRANCE HALL:**

Front door with fitted shutters/blinds. Wood effect flooring.

## **LIVING ROOM:**

uPVC double glazed sash windows in the bay with fitted plantation style shutters/blinds. Feature fireplace with wood burning stove and granite hearth. Fitted shelving with cupboards under. Wood effect flooring. Picture rail. Radiator with decorative surround.

## **INNER HALLWAY:**

Under stairs storage cupboard. Part panelled walls. Coved ceiling.

## **BATHROOM:**

Double glazed windows. White suite comprising P-shaped panel enclosed bath with thermostatic shower over featuring a drencher head and hand-held shower with fitted glass shower screen. WC. Wash basin with cupboard under. Part tiled walls. Tiled floor. Chrome heated towel rail. Extractor fan.

## **LOUNGE:**

Double glazed sash windows. Feature fireplace with wood burning stove, decorative wooden surround and stone hearth. Built-in cupboards. Picture rails. Coved ceiling. Radiator.



Stairs down to lower ground floor:

**KITCHEN/DINER:**

uPVC double glazed sash window. Range of gloss white fronted matching wall and base cupboards. Granite effect worktop with inset sink. Inset four burner gas hob with oven under and filter hood above. Slimline dishwasher. Tiled flooring. Radiator. Opening in to:

**UTILITY ROOM:**

Granite effect worktop with matching wall and base cupboards. Space for upright fridge/freezer, washing machine and tumble drier. Wall mounted gas fired boiler. Part tiled walls. Tiled floor.

Stairs from ground floor leading to:

**FIRST FLOOR LANDING:**

Part panelled walls. Access to the loft.

**BEDROOM ONE:**

uPVC double glazed sash windows overlooking the garden and with far reaching countryside views. Feature cast iron fire surround. Radiator with decorative cover.

**BEDROOM TWO:**

Two uPVC double glazed sash windows with fitted plantation style shutters/blinds. Built-in storage cupboard. Feature cast iron fire surround. Radiator.

**BEDROOM THREE:**

uPVC double glazed sash window. Wood effect flooring. Coved ceiling.

**OUTSIDE:**

There are beautifully maintained gardens to the front and rear. The FRONT garden featuring a paved patio area, pathway and lawn. The large REAR garden features a substantial patio area leading to a lawn with mature shrub and tree borders all being fence and hedge enclosed. Gardeners WC with corner wash basin. Substantial garden lodge/studio with power and light, wood effect flooring, inset spotlights, double glazed sliding patio doors with timber decking to the front. gated side entrance. Outside tap.



**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 an 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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within an approximately 45 and 25 minutes respectively.

**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold.

**COUNCIL TAX BAND:**

C

**ADDITIONAL INFORMATION:**

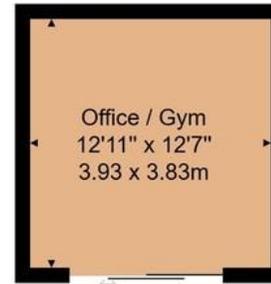
- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)
- Services - Mains Water, Gas, Electricity & Drainage
- Heating - Gas-fired

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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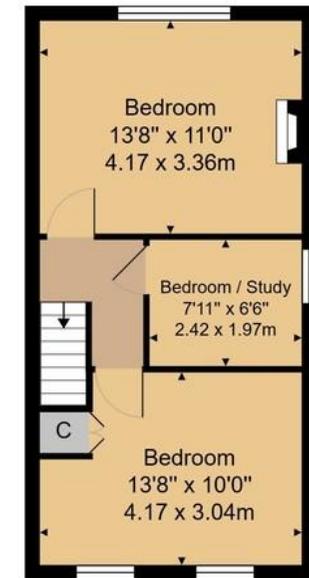
**Outbuilding**



**Lower Ground Floor**



**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

House Approx. Gross Internal Area 994 sq. ft / 92.3 sq. m  
Outbuilding Approx. Internal Area 162 sq. ft / 15.1 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.