

BRIDGE CLOSE  
HORAM, HEATHFIELD - £390,000





# 4 Bridge Close

Horam, Heathfield, TN21 0HJ

**Entrance Hall – 'L' Shaped Lounge/Diner - Kitchen - Spacious Bathroom - 3 Bedrooms - Well Maintained Gardens - Own Driveway - Single Garage**

An attractive three bedroom detached bungalow situated in a popular cul-de-sac just a short walk from Horam Village High Street with its shops and facilities and just a five minute drive to the Market Town of Heathfield. The accommodation features a spacious L-shaped lounge/diner, a luxurious spacious bathroom with roll-top bath, well maintained gardens to the front and rear and single garage with own driveway to the front providing additional parking.

## **ENTRANCE HALL:**

uPVC double glazed front door. Built-in storage cupboard. Further built-in storage cupboard housing the gas-fired boiler. Access to the loft. Radiator.

## **L SHAPED LOUNGE/DINER:**

Double glazed windows to the front and uPVC double glazed doors leading to the rear garden. Radiators.

## **KITCHEN:**

Double glazed windows overlooking the rear garden. Range of light wood effect matching wall and base cupboards. Granite effect worktop with inset stainless steel sink. Inset gas hob with oven under and filter hood above. Space for washing machine, dishwasher, tumble drier, fridge and freezer. Double glazed door to the side.

## **BATHROOM:**

Double glazed window. A spacious room with roll top claw foot bath with chrome mixer taps and shower attachment. WC. Pedestal wash basin. Tiled floor. Part tiled walls. Radiator/chrome heated towel rail. Built-in airing cupboard. Extractor fan.





**BEDROOM ONE:**

Double glazed windows overlooking the rear garden. Coved ceiling. Radiator.

**BEDROOM TWO:**

Double glazed window overlooking the front garden. Built-in mirror fronted wardrobes. Radiator.

**BEDROOM THREE:**

Double glazed window overlooking the front garden. Coved ceiling. Radiator.

**OUTSIDE:**

There is a lawned garden to the FRONT with mature shrubs and trees. The driveway leads to a single GARAGE with up-and-over door, power and light. There is a well maintained secluded garden to the REAR with a raised deck area, brick set patio, lawn and mature shrub borders. Outside tap. Side gate.

**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:**

E

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

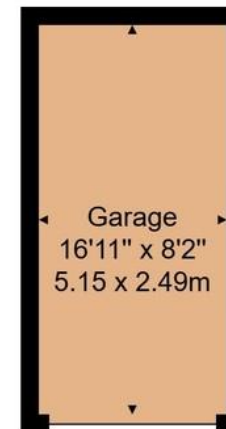
Mobile Phone Coverage search Ofcom checker

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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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**Bungalow Approx. Gross Internal Area 830 sq. ft / 77.1 sq. m**  
**Garage Approx. Internal Area 138 sq. ft / 12.8 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.