



OAKFIELD



Grange Close, Heathfield TN21 0EF

Guide Price £325,000



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Presenting a meticulously maintained, three-bedroom mid-terrace house ideally situated near the heart of the village, offering the added advantage of a single garage and a private garden.

This well-maintained mid-terrace residence, constructed in the early 1970s, provides an abundance of natural light throughout its two floors. It boasts both front and rear gardens, including a sun room, as well as a single, lock-up garage.

As you enter, a spacious entrance hall welcomes you, flooded with natural light and featuring a convenient understairs cupboard. The ground floor encompasses a generously sized open-plan sitting room and dining area with dual aspect windows that invite the outdoors in. A striking gas stove/burner adds a touch of charm. The kitchen is thoughtfully designed with an appealing array of wall and floor units, electric cooking facilities, an extractor hood, dishwasher plumbing, shelving, and a serving hatch that connects it seamlessly to the dining room. The kitchen opens onto the sun room, which, in turn, provides access to the garden.

Upstairs, you'll find three bedrooms, including two doubles and a single, offering flexibility for various living arrangements. An attractive and recently refurbished family shower room awaits, complete with a wash hand basin, WC, electric walk-in power shower, stainless steel heated towel rail, and a heated censored vanity mirror. Access to the well-insulated attic space, which houses the gas boiler, is also available.

Outside, the rear garden offers a substantial area, featuring a patio space that leads to a small patch of lawn, complemented by a flower border on one side and an additional raised border. A timber garden shed provides additional storage space.

This immaculate mid-terrace house combines comfortable living spaces with a convenient location, making it an ideal choice for those seeking a well-presented family home within close proximity to village amenities.





Location:
The village of Horam is only a few minutes walk, where you will find a variety of independent shops including a regarded butcher, grocers with delicatessen, general stores, pharmacy and a modern Co-op, together with a doctor's surgery, dentist and veterinary practice. Community life is strong in Horam, with a wide variety of clubs and associations, whilst recreational facilities include a bowls club, tennis, golf course and fishing at Horam Manor fishery. Furthermore there is the Cuckoo Trail, a 12-mile former railway line between Polegate and Heathfield, providing a traffic-free safe route for cyclists, walkers and horse riders amongst beautiful countryside.

Living/Dining Room

24'0 x 10'6 (7.32m x 3.20m)

Kitchen

8'9 x 8'0 (2.67m x 2.44m)

Sun Room

16'0 x 7'3 (4.88m x 2.21m)

Bedroom

10'10 x 8'4 (3.30m x 2.54m)

Bedroom

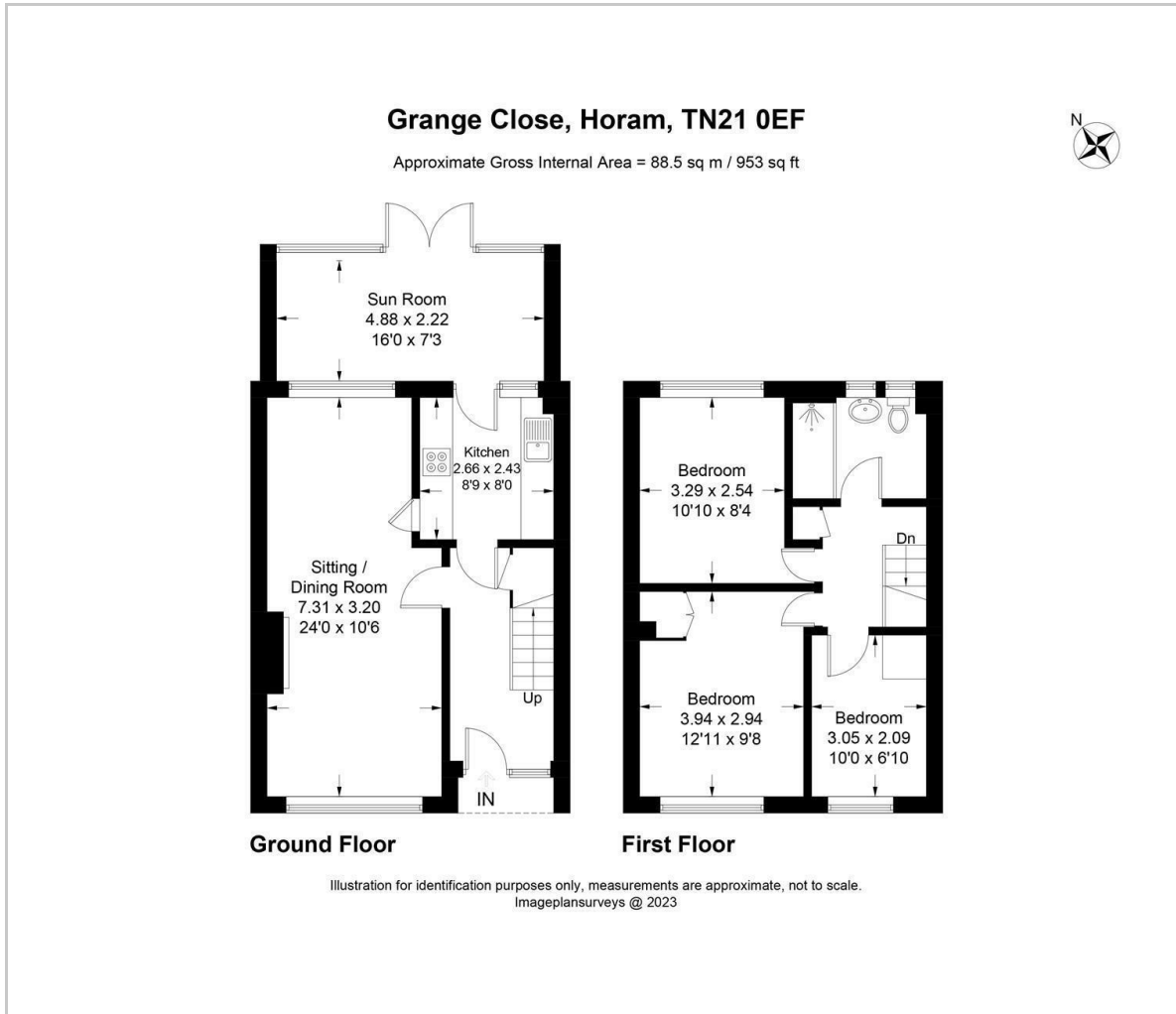
12'11 x 9'8 (3.94m x 2.95m)

Bedroom

10'0 x 6'10 (3.05m x 2.08m)

Council Tax Band - C £2208

Floor Plan



Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

