

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



High Street, Horam, TN21 0EJ

- ▼ 4 Bedroom Semi-Detached
- ▼ Development Potential
- ▼ Large Rear Garden
- ▼ High Street Location
- ▼ 4 Reception Rooms
- ▼ NO ONWARD CHAIN



EPC RATING

Current:

Potential:

EPC Awaited

£300k - £325k



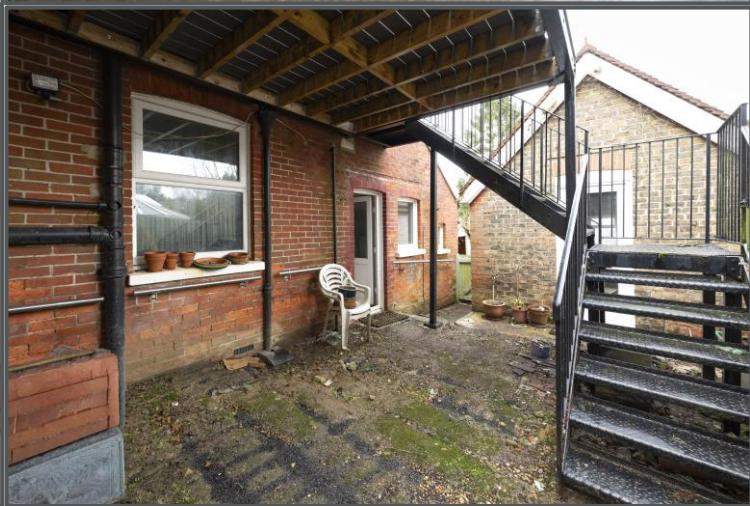
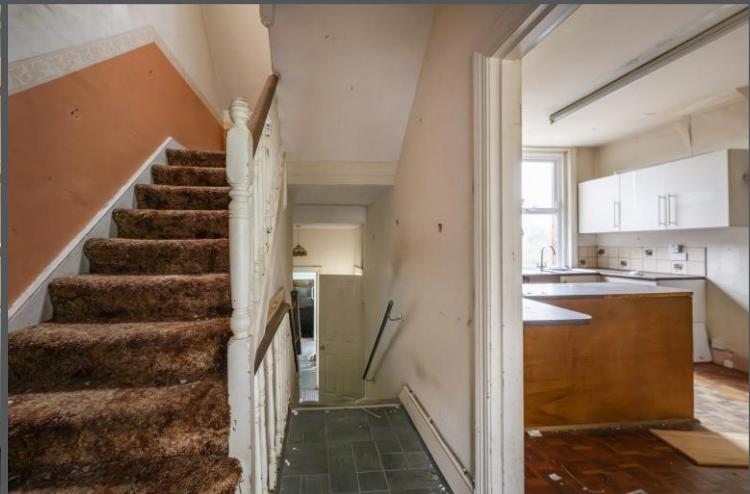
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Situated centrally within Horam, this sizeable four-bedroom property offers a rare opportunity for investors or buyers seeking a large-scale renovation project. Spanning approximately 2,500 sq ft and arranged across three floors, the building provides versatile accommodation with scope to be reconfigured and enhanced. Upon entering, the ground floor reveals a substantial open-plan area, formerly used as a retail premises, along with access to a spacious and naturally well-lit cellar below. The upper floors continue to impress in terms of scale, with the first floor hosting an exceptionally large main bedroom and a temporary kitchen setup. The second floor comprises two generous double bedrooms, as well as a further loft-style room accessed via a short staircase, currently serving as the fourth bedroom. Internally, the property includes extensive storage throughout, two separate WC facilities, and a recently installed shower room. To the exterior, there is convenient side access leading to a sizeable outbuilding or shed, which could lend itself to use as a games room, home office, or additional bedroom, subject to requirements. A small terrace with external steps provides further outdoor space, complemented by a notably large rear garden. Requiring comprehensive refurbishment throughout, the property is available for sale in its current condition and represents a compelling development opportunity.

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: B

MAINTENANCE/SERVICE CHARGE: N/A

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