



ROSE COTTAGE, LITTLE LONDON ROAD

HORAM, HEATHFIELD - £381,000



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 into:

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.

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.



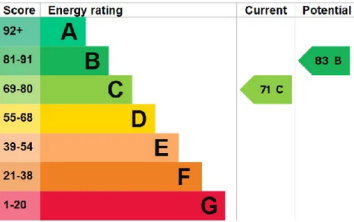
Train stations at both Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant 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

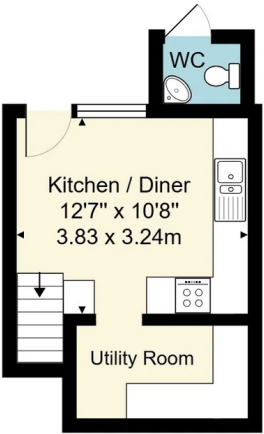
TENURE:
Freehold.

COUNCIL TAX BAND:
C

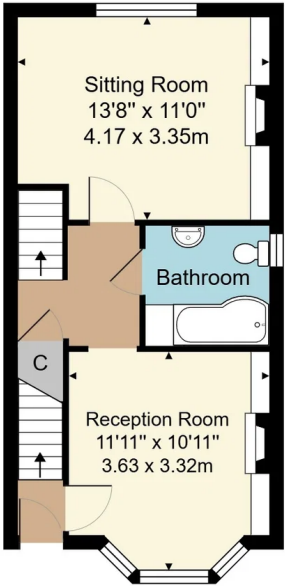
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England
- www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage
Heating - Gas-fired



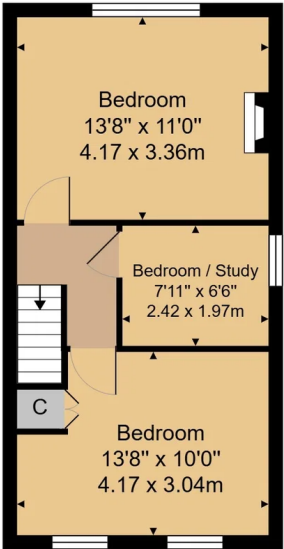
Outbuilding



Lower Ground Floor



Ground Floor



First Floor

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.

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