

MEADOW RISE

HORAM, HEATHFIELD - £400,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

20 Meadow Rise
Horam, Heathfield TN21 0LZ

Entrance Hall - Cloakroom - Sitting Room With Interconnecting Doors To Dining Room - Kitchen/Breakfast Room - First Floor Landing - Three Bedrooms - Family Bathroom Plus En-Suite Shower Room - Private Garden - Large Lower Level Garage (Currently Divided Into Two Sections) Plus Driveway To The Front

An attractive part tile hung detached three bedroom family home offering bright and spacious accommodation with two reception rooms (the sitting room with gas-fired 'wood burner'), kitchen/breakfast room, private well-stocked garden, large lower level garage (currently partitioned) and secluded well-stocked garden. Situated in a cul-de-sac location just a short walk from Horam Village High Street.

ENTRANCE HALL:
Radiator.

CLOAKROOM:
Double glazed window. WC. Wash basin. Inset spotlights. Tiled floor. Radiator.

SITTING ROOM:
Double glazed window. Feature gas-fired 'Wood Buner'. Gloss tiled floor. Coved ceiling. Radiator. Glazed double doors leading to:

DINING ROOM:
Double glazed French doors leading to the garden. Gloss tiled flooring. Coved ceiling. Radiator.

KITCHEN/BREAKFAST ROOM:
Double glazed windows and double glazed door leading to the garden. Range of matching wall and base cupboards. Laminate worktop with inset one and a half bowl ceramic sink. Space for washing machine, dishwasher, cooker and fridge/freezer. Tiled flooring. Radiator.







FIRST FLOOR LANDING:
Built-in airing cupboard housing the hot water cylinder with slatted shelving above.

BEDROOM:
Double glazed windows. Radiator.

EN-SUITE SHOWER ROOM:
Double glazed window. Shower cubicle with thermostatic shower featuring drencher head and hand held shower. Wash basin with cupboard under. Chrome heated towel rail. Inset spotlights. Tiled floor. Extractor fan.

BEDROOM:
Double glazed window overlooking the rear garden. Radiator.

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Double glazed window overlooking the rear garden. High-level storage area. Radiator.

FAMILY BATHROOM:
Double glazed window. White suite comprising panel enclosed bath with thermostatic shower over and glass folding shower screen. WC. Wash basin with cupboard under. Chrome heated towel rail. Inset spotlights. Wood effect flooring. Extractor fan.

OUTSIDE:
The property is approached via its own driveway leading to a lower level large garage (currently partitioned into two areas) with power and light. The well-stocked rear garden is private and features a paved patio area, lawn, mature shrubs and trees and a range of timber decked areas.

SITUATION:
The property is conveniently situated on the outskirts of the popular Sussex village of Horam with shops, dentist, doctors, Co-op convenience store and access to the famous Cuckoo Trail with 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 offers a wide range of shops and supermarkets. The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 8 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.

VIEWING:
By telephone appointment to Wood & Pilcher on 01435 862211.

TENURE:
Freehold

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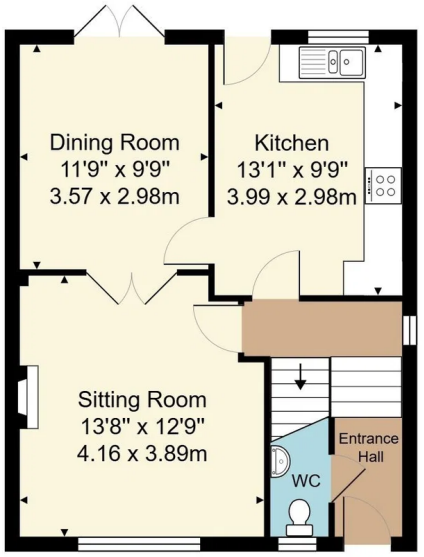
ADDITIONAL INFORMATION:
Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage.
Heating - Gas-fired

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.

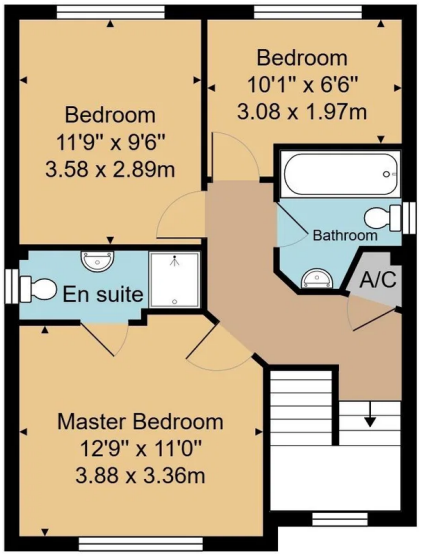
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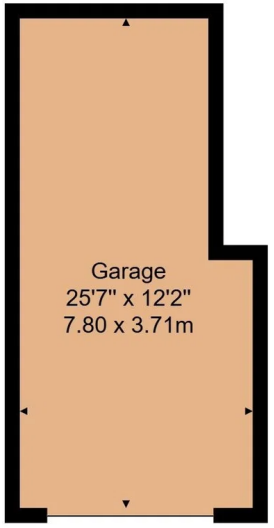
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Ground Floor



First Floor



Lower Ground Floor



Approx. Gross Internal Area
1326 ft² ... 123.1 m²
(Incl. Garage)

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.