



THE HEDGEROWS, HORAM

HEATHFIELD - £350,000



13 The Hedgerows, Horam TN21 0GL

Entrance Hall - Downstairs Cloakroom - Open Plan Kitchen/Living/Dining Room - First Floor Landing - Two Double Bedrooms - Family Bathroom - Garden - Driveway With Parking For Two Vehicles

A beautifully appointed two double bedroom semi-detached property only three years old and situated on this popular new development approximately 0.25 miles from Horam village High Street. The accommodation features a bright and well appointed open plan kitchen/living/dining room with the kitchen featuring integrated appliances. There is a stunning family bathroom plus downstairs cloakroom, a good size garden and own driveway to the side providing parking for two vehicles. The property benefits from the remainder of a 10 year LABC warranty. NO ONWARD CHAIN.

ENTRANCE HALL:

Wood effect flooring. Wall mounted central heating thermostat. Radiator.

DOWNSTAIRS CLOAKROOM:

Double glazed window. Wash basin with cupboard under and tiled splashback. WC with concealed cistern. Wood effect flooring. Inset spotlights. Extractor fan. Radiator.

OPEN PLAN KITCHEN/LIVING/DINING ROOM:

A bright and spacious room with double glazed windows to front and double glazed side windows and French doors leading to the garden. Kitchen: features modern cream fronted matching wall and base units with stone composite worktops and inset one and a half bowl stainless steel sink. Inset Neff electric hob with oven under and filter hood above. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights. Wood effect flooring. Radiator. Dining/living Area: features wood effect flooring with French doors opening onto the garden. Understairs storage cupboard. Radiator.



Stairs leading to:

FIRST FLOOR LANDING:

Access to the loft. Built-in airing cupboard with slatted shelving and heater. Radiator.

BEDROOM ONE:

Double glazed windows to front with views of the pond. Built-in wardrobes with mirror fronted sliding doors. Radiator.

BEDROOM TWO:

Double glazed windows overlooking the rear garden. Radiator.

BATHROOM:

Double glazed window. Tile enclosed bath with shower attachment over. WC with concealed cistern. Wash basin with cupboard under. Part tiled walls. Inset spotlights. Tiled floor. Heated towel rail.

OUTSIDE:

There is a good size lawned garden to the rear with paved patio, wooden shed and side gate. There is a brick-set driveway to the side providing parking for two cars.

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 appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

C

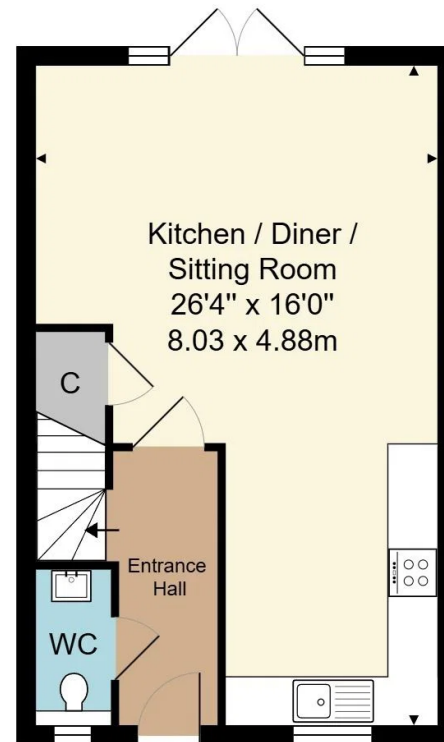
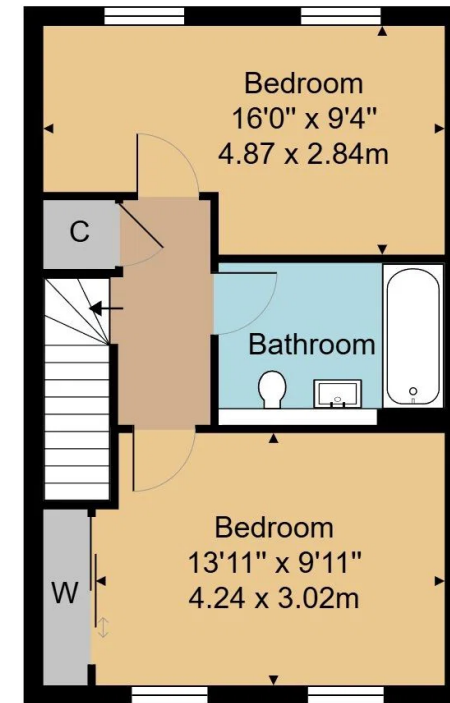
ADDITIONAL INFORMATION:

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

AGENTS NOTE:

We are advised by the seller that the current
 Management Service Charge for the upkeep of
 communal areas is £482.40 per annum.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 845 ft² ... 78.5 m²

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.

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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