



**HIGH STREET, HORAM**  
HEATHFIELD - £465,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes

### 3 Bridge Cottages, High Street, Horam, Heathfield TN21 0EY

**Covered Entrance Porch - Entrance Hall - Sitting Room - Games Room - Open Plan Kitchen/Dining/Family Room - First Floor Landing - Three Bedrooms - Family Bathroom - Garden**

A charming Edwardian three bedroom semi-detached property situated in the village of Horam within walking distance of the High Street and its amenities with a garden backing onto the 'Cuckoo Trail'. The property has been sympathetically updated and extended to provide a spacious family home with a large garden and scope for further extension (subject to planning permission). The property benefits from gas central heating and double glazing throughout with improvements to include a 20' dual aspect dining/family room with underfloor heating and opening onto a landscaped rear garden with gated access to the 'Cuckoo Trail'. Off-road parking to the front.

#### **COVERED PORCH:**

Wood and brick construction.

#### **ENTRANCE HALL:**

Wood front door with stained glass panels. Wood effect flooring. Radiator.

#### **SITTING ROOM:**

Sash-style double glazed bay window to the front with three radiators below. Wood effect flooring. Decorative Period-style fire surround and hearth.

#### **GAMES ROOM:**

Double glazed window. Access to understairs cupboard. Wood effect flooring. Radiator.

#### **KITCHEN:**

Double glazed window. Range of matching cupboards and drawers. Marble effect worktops. 'Rangemaster' gas oven and hob and extractor fan over. Integrated dishwasher and wine cooler. Space and plumbing for washing machine and separate tumble drier. Separate full height larder fridge and freezer. Terracotta tiled floor. Opening into:



**DINING/FAMILY ROOM:**

Full height double glazed window. Double glazed roof lantern. Double glazed bi-fold doors opening onto a decked area and onward to the rear garden. Slate grey floor tiles and underfloor heating

**CLOAKROOM:**

Double glazed window. WC. Wash basin. Gas-fired boiler.

**FIRST FLOOR LANDING:**

Airing cupboard with shelving. Access to loft.

**MASTER BEDROOM:**

Two sash-style double glazed windows to the front. Large built-in wardrobes. Radiator.

**BEDROOM:**

Double glazed window. Radiator.

**BEDROOM:**

Double glazed window with views across the rear garden. Radiator.

**FAMILY BATHROOM:**

Obscured double glazed window. Wash basin. Bath with 'Mira' electric shower over. WC. Heated towel rail. Wood flooring. Tiled walls. Extractor fan.

**OUTSIDE:**

The property is approached via a shared access tarmac driveway providing parking for several vehicles with steps leading up to a paved area immediately to the front of the house. A large landscaped REAR garden includes an area of decking outside the dining/family room with steps leading up to a paved seating area. The remainder of the garden being mainly laid to lawn with gated access to the 'Cuckoo Trail' at the end. A side gate gives access to the front of the property.

**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

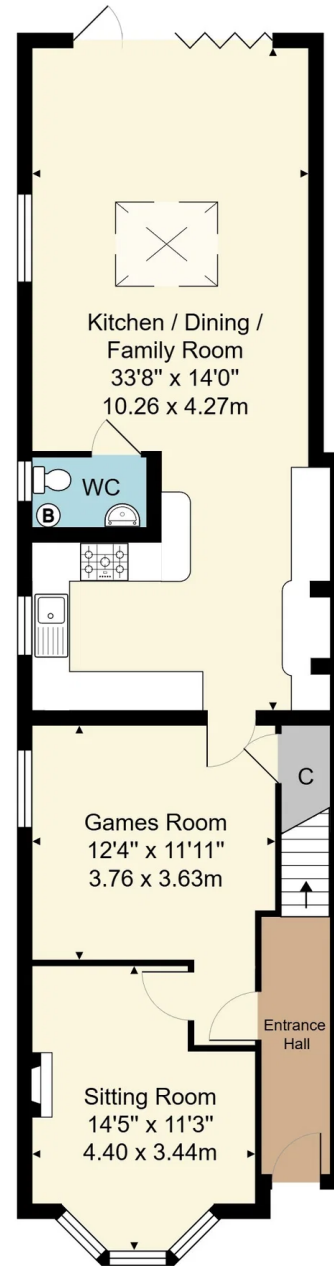
**COUNCIL TAX:**

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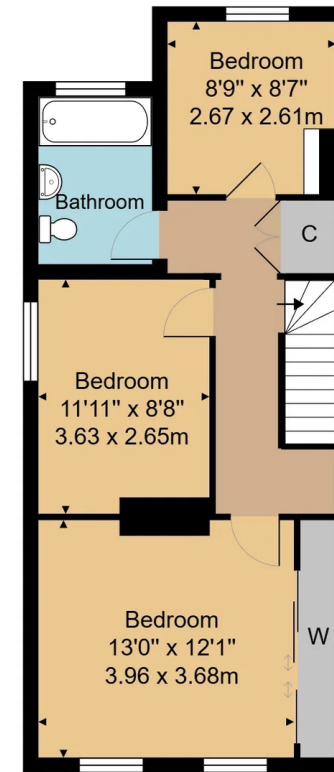
**ADDITIONAL INFORMATION:**

- Broadband Coverage search Ofcom checker
- Mobile Phone Coverage search Ofcom checker
- Flood Risk - Check flooding history of a property England - [www.gov.uk](http://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.

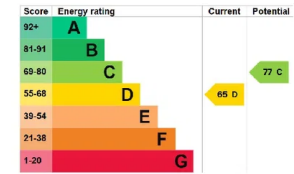


**Ground Floor**



**First Floor**

Approx. Gross Internal Area  
1412 ft<sup>2</sup> ... 131.2 m<sup>2</sup>



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.



27 High Street, Heathfield,  
East Sussex, TN21 8JR  
**Tel: 01435 862211**

Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)  
BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON  
OFFICE

[www.woodandpilcher.co.uk](http://www.woodandpilcher.co.uk)

