



HOMESTEAD, HIGH STREET

HORAM, HEATHFIELD - £465,000



Homestead, High Street, Horam,
Heathfield TN21 0HA

Enclosed Porch - Entrance Hall - Sitting Room With Log Burner - Dining Room With Log Burner - Modern Kitchen - Boot Room - First Floor Landing - 3 Double Bedrooms - Shower Room - Second Floor Landing - Master Bedroom With Roof Terrace & Far Reaching Countryside Views - Shower Room - Large Mature Garden - Studio/Home Office - Driveway Providing Parking For A Number Of Vehicles

A spacious 4 double bedroom semi detached house arranged over 3 floors, the master suite featuring a roof terrace and fantastic countryside views. Both reception rooms feature wood burning stoves, there are 2 shower rooms and a modern kitchen. There is a large mature garden to the rear with various sheds and a substantial studio/home office. The driveway to the front provides parking for several vehicles.

ENTRANCE PORCH:

Part double glazed leaded light front door with double glazed side window.

ENTRANCE HALL:

Sliding double glazed front door. Feature exposed brick wall.

SITTING ROOM:

Double glazed windows in bay. Leaded light stained glass window. Feature fire surround with wood burning stove and brick hearth and fitted shelving to both sides. Picture rails. Radiator with decorative cover.

DINING ROOM:

Double glazed window. Feature fire surround with wood burning stove and brick hearth and fitted cupboards to both sides. Under stairs storage cupboard. Picture rail. Modern upright radiator.

KITCHEN:

Double glazed window and door overlooking the garden. Modern gloss grey fronted kitchen with slate effect worktops and inset stainless steel sink. Inset electric induction hob, built in oven with microwave above. Space for upright fridge freezer, washing machine and dishwasher. Tile effect flooring. Inset spotlights. Under floor heating.

BOOT ROOM:

Feature exposed brick wall. Under floor heating. Pocket door to entrance hall. Double glazed sliding door leading to the garden.

FIRST FLOOR LANDING:

Victorian style radiator.

SHOWER ROOM:

Double glazed window. Large walk in shower with thermostatic aqualisa shower featuring a handheld shower plus drencher head. Granite worktop with wash basin. WC. Chrome heated towel rail. Tiled floor and part tiled walls. Extractor fan.



BEDROOM:

Double glazed window. Inset spotlights. Radiator.

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Double glazed windows overlooking the garden. Inset spotlights. Radiators.

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Double glazed window. Inset spotlights. Radiator.

SECOND FLOOR LANDING:

Velux double glazed roof window. Feature exposed brick wall. Range of built in cupboards. Inset spotlights.

MASTER BEDROOM:

Velux double glazed roof window. A bright and spacious room featuring full height floor to ceiling window enjoying views across the fields and countryside. Victorian style radiator. Eaves storage. Bi-folding doors opening onto the roof terrace with glass balustrade enjoying views across the garden, fields and countryside.

SHOWER ROOM:

3 Velux double glazed roof windows. Shower cubicle with Mira thermostatic shower with both internal and external operating switch. WC with concealed cistern. Slate worktop with feature wash basin. Built in storage. Exposed brick wall. Extractor fan. Victorian style radiator.

OUTSIDE:

The property is approached via its own shingle driveway providing off street parking for several vehicles. The rear garden features a covered pergola over paved patio area, raised pond, multiple interesting areas of the garden with shingled areas, lawn with mature hedging and shrub borders and fruit trees. There is an outside toilet with hot and cold running water, a timber summer house and 2 timber sheds plus a covered storage area.

TIMBER STUDIO/HOME OFFICE:

Double glazed windows and double glazed French doors. Pine panelled walls and ceiling. Power and light.

SITUATION:

Conveniently situated for shopping facilities within Horam village and the Cuckoo Trail with walks along the former railway line from Heathfield to Eastbourne. The town of Hailsham is close offering a range of supermarkets and shops, whilst the market town of Heathfield is a 5 minute drive away. The area is well served with schools for all ages and train stations at Buxted and Polegate are approximately 8 miles distant providing services to London. Bus routes also serve the village. Royal Tunbridge Wells is approx 16 miles distant with the larger coastal towns of Brighton and Eastbourne approximately 45 and 25 minutes distant.



VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX: D

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

ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A non refundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.



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

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

House Approx. Gross Internal Area 1552 sq. ft / 144.2 sq. m
Outbuilding Approx. Internal Area 159 sq. ft / 14.8 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.

