



**GRANGE CLOSE, HORAM**

**HEATHFIELD - £310,000**



**53 Grange Close, Horam,  
Heathfield TN21 0EF**

**Entrance Hall - Sitting Room - Kitchen/Dining Room -  
First Floor Landing - Three Bedrooms - Bathroom -  
Garden - Driveway For Multiple Vehicles**

A three bedroom semi-detached house set in a good size corner plot offering considerable potential and situated in a no-through road just a short walk from Horam Village High Street. Accommodation features a sitting room and kitchen/dining room. A driveway to the front provides parking for multiple vehicles plus garage en-bloc. NO ONWARD CHAIN.

Canopy porch leading to:

**ENTRANCE HALL:**

uPVC front door with obscure glazed panel to side. Understairs storage with shelving and housing meters. Radiator.

**SITTING ROOM:**

Three double glazed windows, one to the front and two to the side. Brick-built fire surround. Patio doors to rear garden. Radiators.

**KITCHEN/DINING ROOM:**

**Kitchen:** Matching cupboards and drawers. Marble effect worktops. Space for washing machine and fridge/freezer. 'Indesit' induction hob with extractor fan over. Built-in 'Bosch' oven. Laminate tile-effect flooring.  
**Dining Area:** Double glazed window and part glazed uPVC door to rear garden. Boiler. Radiator.



**FIRST FLOOR LANDING:**

Access to loft. Range of wooden doors with obscure glazing to:

**BEDROOM:**

Two double glazed windows. Cupboard housing hot water cylinder. Ceiling fan with light. Radiator.

**BEDROOM:**

Two double glazed windows with distant views across countryside. Ceiling fan with light. Radiator.

**BEDROOM:**

Double glazed windows with distant views across countryside. Built-in storage cupboard. Ceiling fan with light. Radiator.

**BATHROOM:**

Two double glazed windows with obscured glass. WC. Wash basin. Bath with mixer tap and shower attachment over. Radiator.

**OUTSIDE:**

The L-shape REAR garden includes a patio area plus lawn, garden shed and open access to the FRONT driveway with space for multiple vehicles and a good size garden mainly laid to lawn. Solar panels.

**SITUATION:**

The property is conveniently situated on the outskirts of the Sussex village of Horam with shops, dentist, doctors, Co-op convenience store and access to the 'Cuckoo Trail' with countryside walks along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield is approx. a 5 minute drive away offering a wide range of shops and supermarkets. The area is well served with schools for all ages. Mainline stations with services to London are at Buxted and Stonegate, each approximately 8 miles distant. Royal Tunbridge Wells offering 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 &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX:**

C

**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

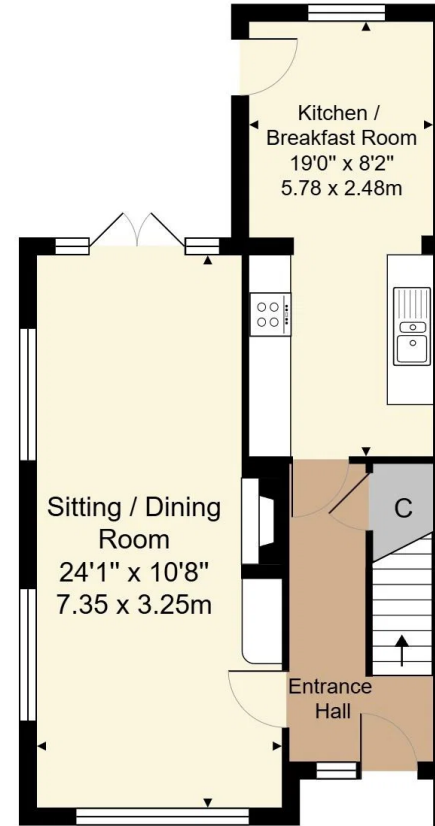
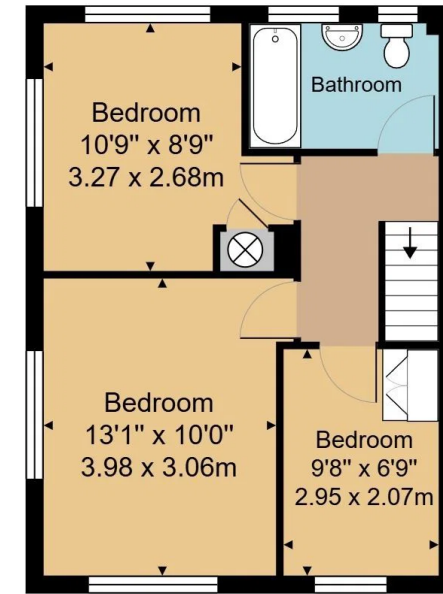
Flood Risk - Check flooding history of a property England

- www.gov.uk

Services - Mains Water, Gas, Electricity &amp; Drainage

Heating - Gas-fired

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**Approx. Gross Internal Area 899 ft<sup>2</sup> ... 83.6 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.

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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