



COGGERS CROSS, HORAM
HEATHFIELD - GUIDE PRICE £225,000



**Gamelands Methodist Church,
Coggers Cross, Horam,
Heathfield TN21 0LE**

**Entrance Vestibule - Main Hall With Double Glazed
Arched Windows - Utility/Store Room - Cloakroom With
WC - Lawned Gardens**

RESIDENTIAL REFURBISHMENT OPPORTUNITY!

(subject to the necessary Planning Permission & Consents). A rare opportunity to acquire this attractive un-converted Victorian Chapel situated in the small Hamlet of Coggers Cross, Horam located on a corner plot at the junction of on the A267 and Swansbrook Lane. The building offers huge charm and character with an abundance of potential. NO ONWARD CHAIN.

ENTRANCE VESTIBULE:

Solid wood front door. Built-in storage cupboard. Tiled flooring.

MAIN HALL:

Vaulted beamed ceiling. Triple aspect with multiple double glazed arched windows. Low level wooden panels to walls.

UTILITY/STORAGE ROOM:

Double glazed window and double glazed door. Matching wall and base cupboard with stainless steel sink. Low level wooden panels to walls.

CLOAKROOM:

Double glazed window. WC. Pedestal wash basin.

OUTSIDE:

Lawned garden to two sides with mature hedges plus shrub and flower beds.



SITUATION:

The Hamlet of Coggers Cross lies just south of Horam village, offering day to day shopping facilities which in general provide curiosity shops, dentist, doctors, village inn, Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walk along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes drive and in general terms provides a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 25 minutes respectively.



VIEWING:

By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX:

Not currently applicable.

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, Electricity

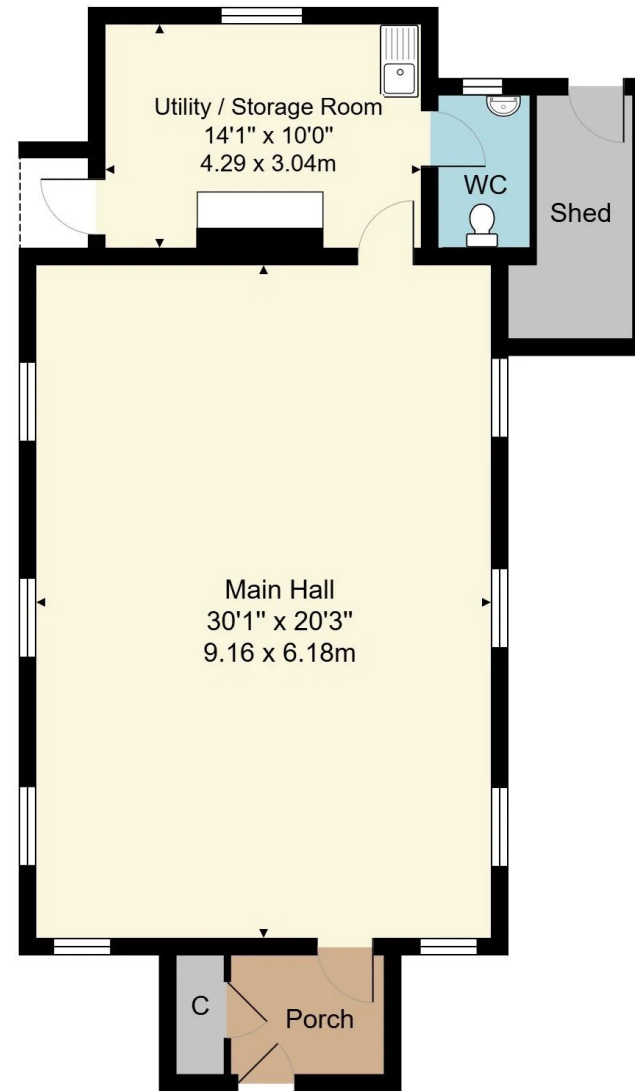
Heating - LPG

Drainage - Septic Tank

AGENTS NOTE:

The property does not currently have planning permission for residential use. Buyers will therefore need to purchase with cash, or be purchasing with a commercial loan. Purchase CANNOT be made with a residential mortgage.

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.



Approx. Gross Internal Area 909 ft² ... 84.5 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.



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