



OAKFIELD



Millbrook Close, Horam, Heathfield TN21 0HH

Price Guide £400,000



## Millbrook Close, Horam, Heathfield TN21 0HH

Guide Price: £400,000-£425,000

A beautifully refurbished three-bedroom detached bungalow, tucked away in a quiet cul-de-sac within one of Horam's most popular locations. The property benefits from a private driveway and garage and is presented in excellent condition throughout, making it ideal for buyers seeking a home ready to move into.

The bungalow sits on a generous plot with a well-maintained garden featuring mature shrubs and planting, providing a pleasant outlook and a good degree of privacy. The garden has clearly been cared for to a high standard and offers an ideal space for both relaxation and entertaining. Conveniently located just a few hundred metres from Horam High Street, the property enjoys easy access to a wide range of local amenities. The village offers an excellent selection of independent shops, including a well-regarded butcher, a grocers with delicatessen, a modern Co-Op, pharmacy, and a choice of hairdressers. There is also a doctors' surgery, dentist, veterinary practice and cafés.

Horam is well known for its strong sense of community, with a variety of clubs and associations available. Recreational facilities include a bowls club, tennis courts, golf course, and fishing at Horam Manor Fishery.

Surrounded by beautiful countryside, Horam offers peace and tranquillity, with a landscape shaped by streams, valleys, hedgerows, and winding country lanes. Running through the village is the Cuckoo Trail, a 12-mile former railway line between Polegate and Heathfield, providing a safe and scenic route for walkers, cyclists, and horse riders.

This property combines village convenience with countryside charm and represents an excellent opportunity to acquire a quality bungalow in a highly sought-after location.





### Sitting/Dining Room

22'4" x 16'6" max. measurements ( 6.83m x 5.03m max. measurements)

### Kitchen

11'5 x 8'2 (3.48m x 2.49m )

### Bedroom

12'0 x 11'2 (3.66m x 3.40m)

### Bedroom

10'5 x 8'10 (3.18m x 2.69m)

### Bedroom

7'11 x 7'4 (2.41m x 2.24m)

### Garage

17'0 x 8'3 (5.18m x 2.51m)

**Council Tax Band - E - £3,188.09 Per Annum**



## Floor Plan

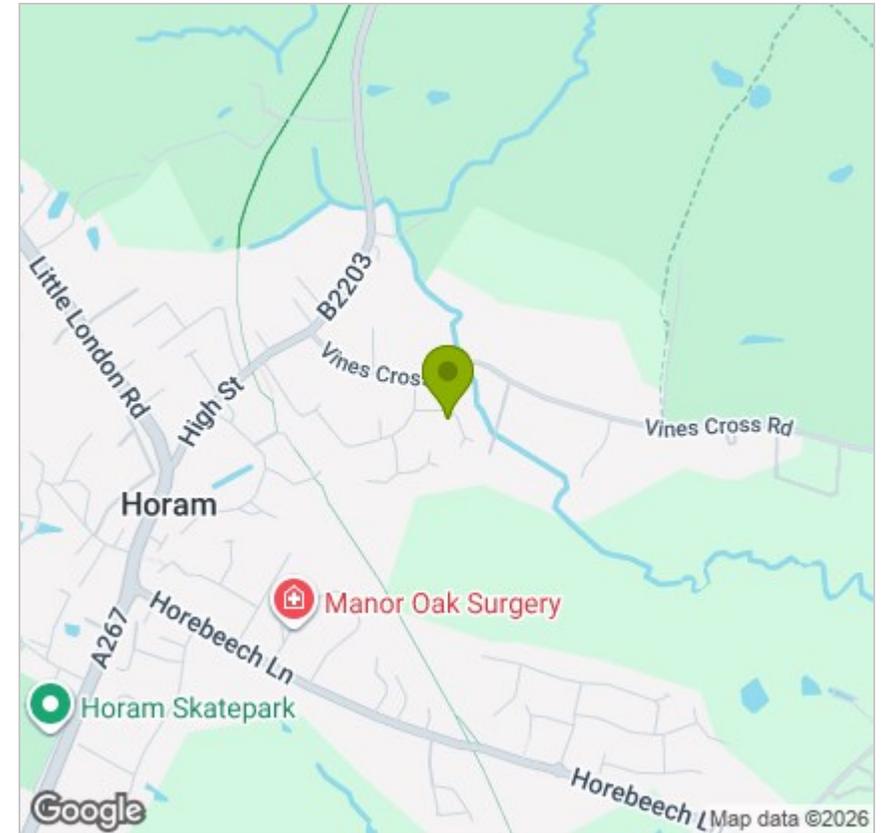


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

