



Brickells Farm House, Horam, Heathfield, TN21 0LJ

Guide Price **£500,000 to £550,000**

**MANSELL
McTAGGART**
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Brickells Farm House

Horam, Heathfield

A character five bedroom two bathroom detached family home with an interconnecting two bedroom one bathroom annex and an attached garage and carport.

Brickells Farm House is an attractive half tile hung character country home affording spacious accommodation over two storeys. The property boasts a wealth of period features having a number of period fireplaces and exposed timbers. The annex is a wonderful addition, generous in size and has the benefit from its own private access to the rear. The whole extending to 2583.44 sq ft of accommodation.

The property is entered via central lobby with a staircase rising to the first floor, there is a spacious triple aspect dining room, a family room with a kitchen/breakfast room and a utility found to the rear. From the utility room there is an interconnecting door to the annex, where there are two double bedrooms both having a with wash basin, a shower room, and a kitchen/sitting room.

Council Tax band: G

Tenure: Freehold





Brickells Farm House

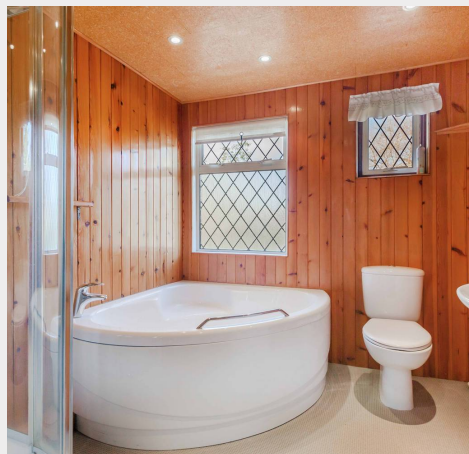
Horam, Heathfield

The first floor provides a landing, an impressive principal bedroom with dressing area and en-suite shower room. There are four further bedrooms and a family bathroom with an enclosed corner bath and separate shower cubicle.

Outside, the front of the property is approached via a five bar gate and driveway which in turn leads to the attached garage and adjoining carport. The rear garden is predominately laid to level lawn with an expansive seating terrace adjoining the rear of the property with a well found to one side.

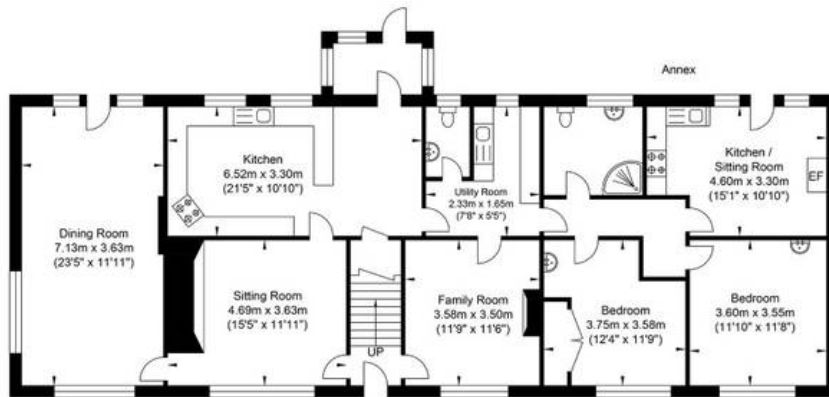
Horam Village provides every day needs whilst the vibrant market town of Heathfield is also approximately two miles distant offering a comprehensive range of shopping and leisure facilities including supermarkets, banks/building societies, and schooling for all age groups.

Nearby Hailsham town centre also provides a comprehensive range of shopping and leisure facilities, including cinema, popular leisure centre, and supermarkets. The spa town of Royal Tunbridge Wells and popular coastal resort of Eastbourne are approximately 15 miles and 12 miles respectively which offer an extensive range of shopping, entertainment, and recreational facilities.



Horam is surrounded by open areas of countryside providing numerous outdoor

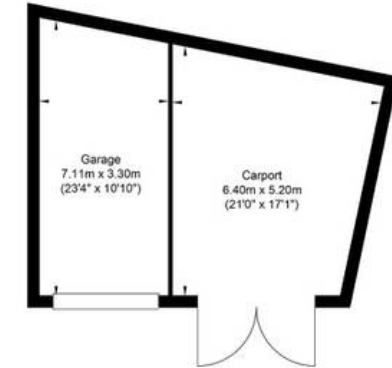
Brickwells Farm House



Ground Floor
Approximate Floor Area
1618.46 sq ft
(150.36 sq m)



First Floor
Approximate Floor Area
964.98 sq ft
(89.65 sq m)



Garage
Approximate Floor Area
559.07 sq ft
(51.94 sq m)

Approximate Gross Internal Area (Excluding Garage) = 240.01 sq m / 2583.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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