HIGHFIELD ROAD, HORAM

HEATHFIELD - £290,000

WOOD & PILCHER
Sales, Lettings, Land & New Homes

20 Highfield Road, Horam, Heathfield TN21 0ED

Enclosed Porch - Entrance Hall - Sitting Room With Wood Burning Stove - Kitchen/Diner -Three Bedrooms - Bathroom - Front & Rear Gardens - On-Street Parking

A three bedroom terraced house situated in a cul-de-sac location just a short walk from Horam Village High Street. The accommodation features sitting room, three bedrooms, kitchen/diner, bathroom and front & rear gardens. NO ONWARD CHAIN.

ENCLOSED PORCH:
uPVC door and windows.

ENTRANCE HALL:
uPVC front door with obscured glass and window to the side. Radiator.

SITTING ROOM:
Dual aspect with double glazed windows to front and side. Victorian-style fireplace with wood burning stove. Radiator.

KITCHEN/DINER:
Double glazed window to rear and door giving access to covered passageway to side of property. Range of matching wall mounted and base cupboards. Sink. Wooden worksurface. Inset hob with extractor fan over. 'Bosch' built-in oven. Space and plumbing for washing machine. French doors opening onto the rear garden. Understairs storage with power and light. Stone effect vinyl flooring. Radiator.

Stairs leading to:

FIRST FLOOR LANDING:
Access to fully boarded loft with two 'Velux' windows.

BEDROOM:
Double glazed window to rear. Built-in double wardrobe. Airing cupboard with shelving. Radiator.

BEDROOM:
Double glazed window to front. Radiator.

BEDROOM:
Double glazed window. Built-in open fronted wardrobe. Radiator.

BATHROOM:
Obscured double glazed window. WC. Wash basin. Bath with electric shower over. Heated towel rail. Wood effect flooring. Extractor fan.

OUTSIDE:
The FRONT garden is accessed via a gate with established shrubs and lawned area. Path leading to the side of the property. The REAR garden has a patio with steps up to lawned area with mature tree. Access to covered side passage leading to the front of the property. On-street parking.

SITUATION:
The property is conveniently situated for those wishing to benefit from the day to day shopping facilities within the popular Sussex village of Horam. In general these provide curiosity shops, dentist, doctors and Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walks 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:
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 & Drainage
Heating - Gas-fired

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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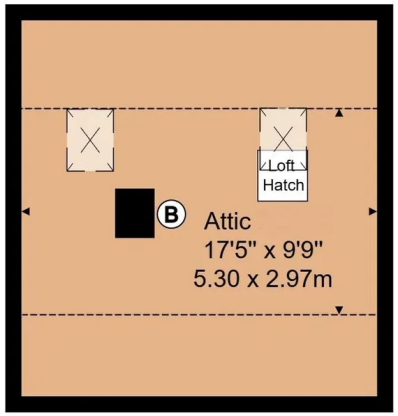
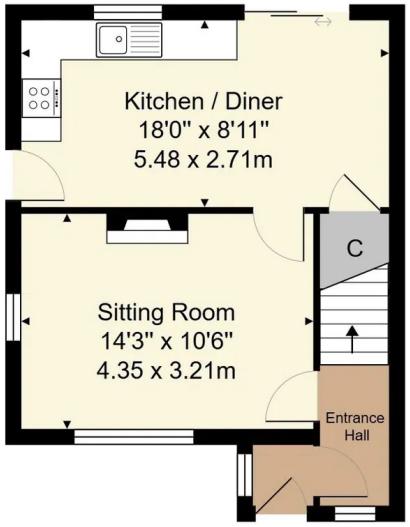
www.woodandpilcher.co.uk

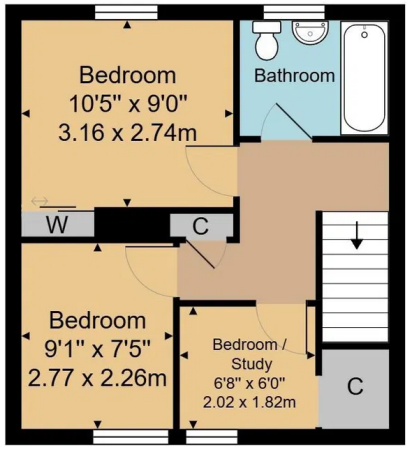
The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK



Second Floor



Ground Floor



First Floor

Approx. Gross Internal Area 744 ft² ... 69.1 m² (excluding attic room)

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.