



BRAMLEY AVENUE
HORAM, HEATHFIELD - £210,000

**14 Bramley Avenue, Horam
Heathfield TN21 0FN**

Large Entrance Hall With Space For A Small Desk - Open Plan Kitchen/Dining/Living Room - Double Bedroom - Bathroom - Allocated Parking Plus Visitors Parking Area

A beautifully appointed and exceptionally spacious one bedroom ground floor apartment situated on a desirable modern development in Horam just a short walk from the High Street shops and facilities. The accommodation features a modern kitchen/diner with integrated appliances opening into the sitting room with feature media wall, a spacious double bedroom and luxury bathroom. The apartment offers an allocated parking space with further visitors parking area. The property is also just a short walk from Horam Manor Farm lakes and Cafe and the 'Cuckoo Trail' popular with walkers and cyclists.

ENTRANCE HALL:

Double glazed window. Security entry phone system. Two built-in storage cupboards. Space for small desk/study area. Radiator.

OPEN PLAN KITCHEN/DINING/LIVING ROOM:

Double glazed windows. Kitchen/Dining area: with modern white gloss fronted matching wall and base cupboards. Slate effect worktops with inset one and a half bowl stainless steel sink. Inset four burner gas hob with stainless steel splashback, oven under and filter hood above. Integrated dishwasher, washing machine and fridge freezer. Inset spotlights. Tiled floor. Radiator. Open into sitting area: double glazed window. Recessed shelving. Media wall. Radiator.



BEDROOM:

A good sized double bedroom with double glazed window. Built-in wardrobe. Radiator.

BATHROOM:

White suite comprising panel enclosed bath with thermostatic shower over and glass shower screen. WC with concealed cistern. Wash basin. Inset spotlights and low-level lighting. Part tiled walls. Extractor fan. Chrome heated towel rail.

OUTSIDE:

There is an allocated parking space plus further visitors parking area.

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:

LEASEHOLD

Lease - 125 years from and including 25/12/2016

Service Charge - £1649.33 per annum for the period 01/01/2026 - 31/12/2026

Ground Rent - £150 per annum

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX:

B

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker

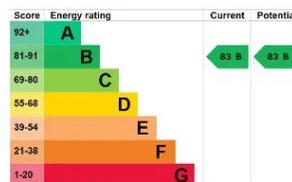
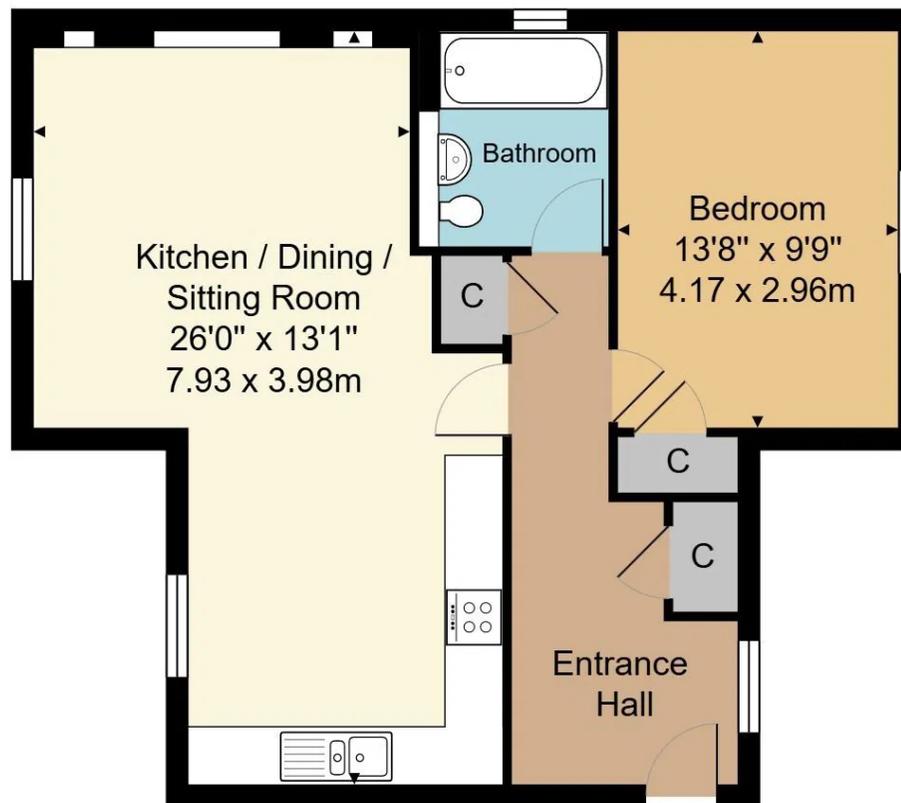
Mobile Phone Coverage search Ofcom checker

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.



Approx. Gross Internal Area 646 ft² ... 60.0 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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