

 **WOOD & PILCHER**
FOR SALE
01435 862211
woodandpilcher.co.uk

CHIDDINGLY ROAD, HORAM
HEATHFIELD - £320,000

 **WOOD & PILCHER**
Sales, Lettings, Land & New Homes

**13 Kingston Villas, Chiddingly Road,
Horam TN21 0JL**

**Entrance Hall - Sitting Room With Gas Fired Wood
Burner Effect Stove - Dining Room - Kitchen - Large
Conservatory - Downstairs Shower/Cloakroom - First
Floor Landing - Two Double Bedrooms - Remodelled
Bathroom - Attractive Patio Garden With Well Stocked
Shrub Borders - Off-Street Parking To The Rear**

An attractive red brick terraced cottage with landscaped patio garden to the rear and lawned garden to the front. The accommodation features two reception rooms one with gas-fired wood burner-effect stove, a bespoke fitted kitchen and large conservatory with downstairs shower/cloakroom plus a remodelled bathroom to the first floor. There is off-street parking to the rear of the garden.

ENTRANCE HALL:

Part glazed front door. Understairs storage cupboard. Radiator.

SITTING ROOM:

Windows. Gas-fired wood burner-effect stove. Coved ceiling. Radiator.

DINING ROOM:

Windows overlooking the front garden. Fitted shelving with cupboards under. Radiator.

KITCHEN:

Range of matching wall and base cupboards. Wood block worktop with inset butler sink. Inset four burner gas hob. Built-in oven. Integral dishwasher. Space for washing machine and upright fridge/freezer. Tiled floor. Inset spotlights.

CONSERVATORY:

Double glazed roof and windows with double glazed French doors opening onto the garden. Oak wood flooring. Radiator.

SHOWER ROOM:

Shower cubicle with thermostatic shower. WC. Wash basin with tiled splashback. Tiled floor. Radiator.



Stairs leading to:

FIRST FLOOR LANDING:

Access to the loft with pull down ladder, power and light.

BEDROOM:

Window overlooking the front garden. Built-in wardrobes/cupboards. Radiator.

BEDROOM:

Double glazed window overlooking the rear garden. Radiator.

REMODELLED BATHROOM:

Double glazed window. Comprising panel enclosed bath with shower over and folding glass shower screen. WC. Wash basin. Towel rail. Wood effect flooring. Inset spotlights.

OUTSIDE:

The FRONT garden is laid to lawn with brick set pathway, The attractive REAR garden is mainly paved with flower and shrub beds. Timber shed. Outside water tap. Rear gate. There is off-street parking behind the garden.

SITUATION:

The property is conveniently situated on the outskirts of the popular Sussex village of Horam with shops, dentist, doctors, Co-op convenience store and access to the famous Cuckoo Trail with 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

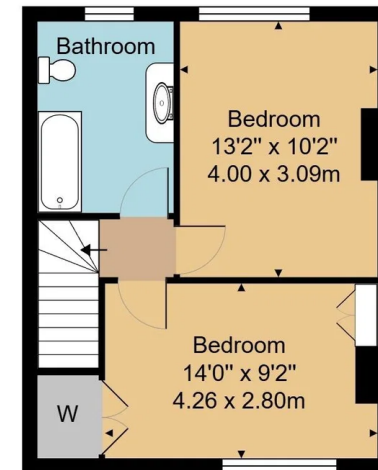
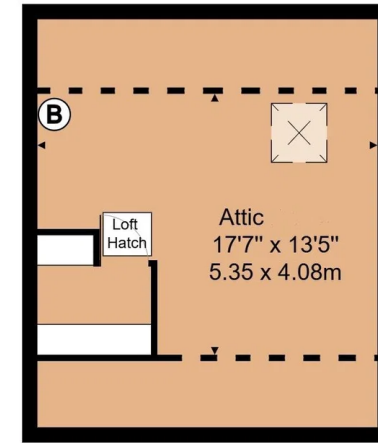
AGENTS NOTE:

We understand that planning permission has been granted for the field diagonally opposite to erect 39 dwellings. Planning reference: WD/2022/1899/MAJ

ANTI MONEY LAUNDERING REQUIREMENTS:

In accordance with HMRC current legal requirements, we are required to carry out AML (Anti Money Laundering) checks on all purchasers once any offer has been accepted. A nonrefundable administration fee of £30 + VAT (£36) will apply for each prospective purchaser. Satisfactory AML results and evidence of funds and/or a mortgage AIP are required before any offer can be formally accepted and memorandum of sale issued.

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 951 ft² ... 88.4 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.



27 High Street, Heathfield,
 East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk

BRANCHES AT CROWBOROUGH, HEATHFIELD,
 TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk

