

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Paynsbridge Way, Horam, TN21 0HQ

- 3 Bedroom Link-Detached
- Extended & Refurbished
- Garage & 3 Parking Spaces
- South Facing Garden
- Village location
- Home Office



EPC RATING

Current:

69 | C

Potential:

81 | B

£400k - £425k



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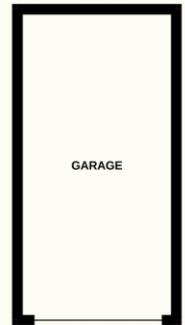
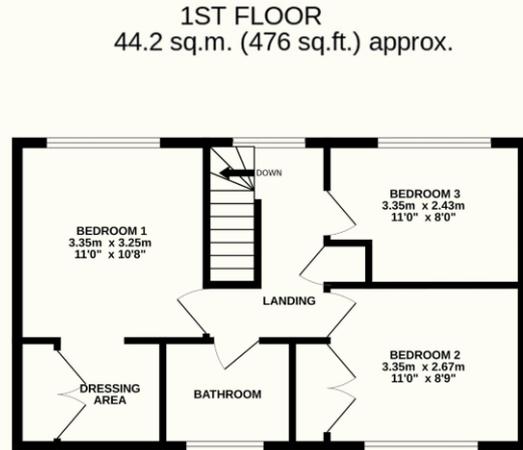
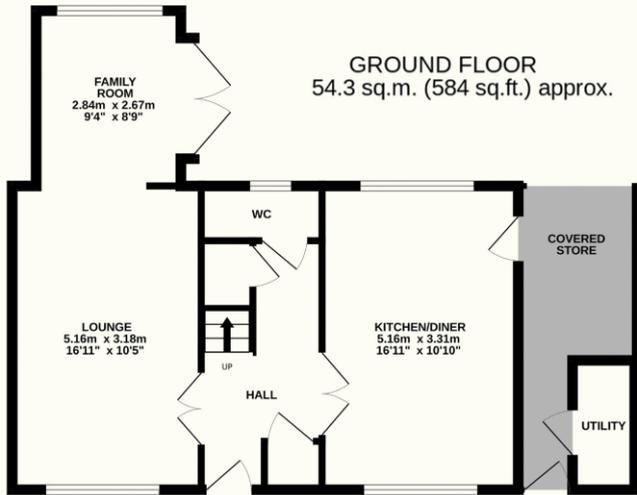
A beautifully presented and much improved three-bedroom link-detached home, ideally positioned in a quiet cul-de-sac in the heart of Horam, just moments from the popular Cuckoo Trail. Double fronted and offering an exceptionally spacious feel throughout, this home enjoys a peaceful outlook and a strong sense of village living, with open green space and mature trees to the front providing complete privacy. The property has been thoughtfully refurbished and extended, with the rear of the lounge opened up to create a generous dining or play area, perfect for modern family living. The well-appointed kitchen/diner offers an abundance of cupboard and worktop space, complemented by a separate utility room and additional store area. A downstairs WC, hallway storage cupboard, and further storage under the stairs provide excellent practicality. Upstairs, the large main bedroom benefits from a dressing area with clear potential to be converted into an en-suite. The second bedroom is a generous double, while the third is a well-proportioned single bedroom. A modern family bathroom completes the first floor, featuring a shower over the bath. Outside, the south-facing rear garden is flat, private, and not overlooked, offering a sociable patio area and an ideal space for families to relax and entertain. The current owners have added a practical home office in the garden also, allowing space for working from home. The property also benefits from a garage and three off-road parking spaces, conveniently located adjacent to the garden. Further advantages include a newly installed central heating system and a wonderfully open, spacious feel throughout, making this an ideal family home in a sought-after village location.

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TOTAL FLOOR AREA : 116.8 sq.m. (1257 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: N/A

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