



**OLD VICARAGE CLOSE**  
HORAM, HEATHFIELD - £280,000



**6 Old Vicarage Close, Horam,  
Heathfield TN21 0JF**

**Entrance Hall - Cloakroom - Kitchen - Sitting/Dining  
Room - Lean To/Conservatory - Two Bedrooms -  
Bathroom - Garden - Brick-built Carport With Parking  
For One Car - Off Road Parking For A Further Vehicle**

A modern, semi-detached property offering two spacious double bedrooms, located in a highly desirable and quiet gated cul-de-sac. Just a short walk from Horam village High Street, the home enjoys easy access to local shops, amenities, and excellent transport links. The accommodation includes a well-equipped kitchen, a bright lounge/diner, and a versatile conservatory/lean-to. Outside, you'll find a generously sized garden and parking for two vehicles, including one space within a dedicated carport.

**ENTRANCE PORCH:**

uPVC front door opening into:

**ENTRANCE HALL:**

Understairs storage housing electric consumer unit. Wood effect flooring. Radiator.

**CLOAKROOM:**

Obscured double glazed window. WC. Washbasin. Radiator.

**SITTING ROOM:**

Double glazed window. Radiator. uPVC patio doors leading to:

**LEAN TO/CONSERVATORY:**

Sun room with polycarbonate glass-effect windows and floor with door opening to the rear garden.

**KITCHEN:**

Double glazed window. Range of wood effect cupboard and drawer units with laminate worktops. Built-in induction hob with extractor fan over. Space for washing machine. Cupboard housing combination central heating boiler recently added in October 2025.. Part-tiled walls. Terracotta tiled floor. Radiator.



**FIRST FLOOR LANDING:**

Double glazed window. Airing cupboard with slatted shelving. Radiator. Doors leading to:

**BEDROOM TWO:**

Double glazed window. Access to insulated loft space. Radiator.

**BEDROOM ONE:**

Double glazed window to rear. Radiator.

**BATHROOM:**

Obscured double glazed window. WC. Washbasin. Bath with shower attachment over and fitted shower screen. Extractor fan. Radiator.

**OUTSIDE:**

To the FRONT is a small gravel seating area with planting and a further paved bin storage area. A gravel driveway with parking for one vehicle leads to a brick-built carport providing an additional parking space plus overhead storage. Visitor parking is available within the development. The REAR garden has a patio and further gravelled area leading to an area lawn with mature shrubs. Open-fronted shed storage. Outside electric sockets. Gate to carport (numbered for the property).

**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 &amp; Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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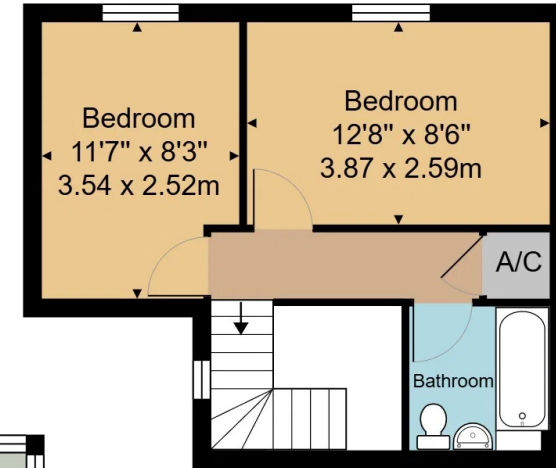
**ADDITIONAL INFORMATION:**

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:**

Service Charge is currently £400pa payable in quarterly instalments of £100 for the maintenance of the road and communal landscaped areas.  
 We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

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.

**First Floor****Ground Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Area 760 ft<sup>2</sup> ... 70.6 m<sup>2</sup>

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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