



**GRANGE CLOSE, HORAM**

**HEATHFIELD - £340,000**



**35 Grange Close, Horam, Heathfield TN21 0EE**

**Entrance Hall - Cloakroom - Kitchen - Sitting/Dining Area - Conservatory - First Floor Landing - Shower Room - Three Bedrooms - Great Size Rear & Side Garden - Garage En-Bloc with Adjoining Workshop/Store Accessible From Garden - VIEWING RECOMMENDED**

A three bedroom end-of-terrace property situated in this cul-de-sac position on the periphery of Horam yet within walking distance of the village and its amenities. The property is set in a good size corner plot and enjoys a modern fitted kitchen, spacious sitting/dining room with wood burning stove, conservatory and cloakroom to the ground floor. The first floor enjoys three bedrooms and a modern, well fitted shower room. An attractive good size garden to the rear and side gives access to a garage with useful adjoining workshop/store.

**ENTRANCE HALL:**

uPVC double glazed front door with adjoining obscured glazed panel. Under stairs storage cupboard. Vinyl effect flooring. Radiator. Doors to:

**CLOAKROOM:**

uPVC obscured double glazed window to the side. Low-level WC. Wash basin with tiled splash back. Timber-effect flooring. Radiator.

**SITTING/DINING ROOM:**

uPVC double glazed windows to front. Fitted wood burning stove on stone hearth. Timber-effect flooring. uPVC double glazed sliding patio doors into:

**KITCHEN:**

uPVC double glazed window and door giving access to the rear terrace. Fitted with a range of timber-effect work surfaces incorporating inset butler sink with mixer tap over, four-ring gas hob with stainless steel brush fronted oven/grill below and extractor hood with light over. Spaces for dishwasher, washing machine and fridge/freezer. Matching cupboard and drawer units below and over. Vinyl tile effect flooring.

**CONSERVATORY:**

uPVC double glazed panels with French doors giving access to garden. Timber-effect flooring.



**FIRST FLOOR LANDING:**

uPVC double glazed window to side. Access to loft space housing modern combination boiler. Storage cupboard with slatted shelving. Range of doors to:

**SHOWER ROOM:**

uPVC obscured double glazed window to rear. Contemporary white suite comprising WC with concealed cistern and twin push button system. Wash basin with vanity cupboard below and mixer tap over. Large walk-in fully tiled shower cubicle. Heated ladder-style chrome-effect towel rail. Recessed ceiling downlighters. Timber effect flooring.

**BEDROOM:**

uPVC double glazed window to front. Radiator.

**BEDROOM:**

uPVC double glazed window to rear. Radiator.

**BEDROOM:**

uPVC double glazed window to front. Useful built-in wardrobe cupboard. Radiator.

**OUTSIDE:**

The FRONT of the property enjoys a paved terrace giving access to the front door. Gated access to the left-hand side leading to the REAR/SIDE garden which is a particular feature of the property with a large decked seating terrace, areas of lawn and a further paved patio terrace all being fence and wall enclosed with outside lighting and tap. A personal door from the garden gives access to a useful WORKSHOP/STORE with power and light opening into a single GARAGE which is located en-bloc with vehicular access nearby and electric up-and-over door.

**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:**

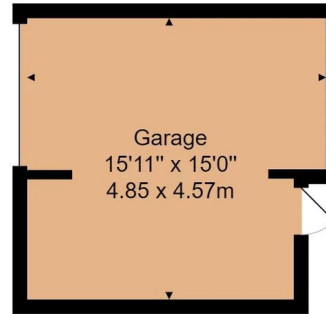
Freehold

**COUNCIL TAX BAND:**

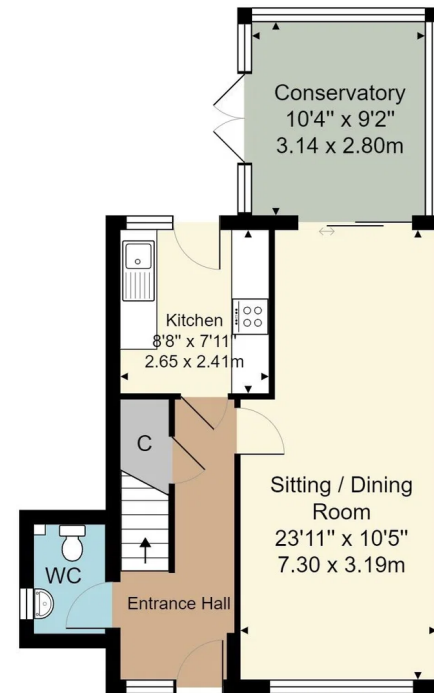
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**AGENTS NOTE:**

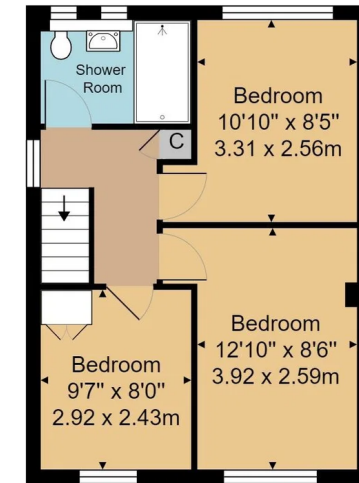
The property benefits from Solar Panels to the roof that are currently not owned by the seller. The power generated by the Photovoltaic Panels contributes towards electricity used during the day.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	88 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**Ground Floor**



**First Floor**

House Approx. Gross Internal Area 936 sq. ft / 86.9 sq. m  
 Garage Approx. Internal Area 227 sq. ft / 21.1 sq. m

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.

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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