



BRIDGE CLOSE, HORAM, HEATHFIELD
£400,000

19 Bridge Close, Horam, Heathfield, TN21 0HJ

Entrance Hall - L-Shaped Lounge/Diner - Kitchen - Three Bedrooms - Shower Room - Separate WC - Well Maintained Mature Side & Rear Gardens - Single Garage Driveway

A bright and spacious three-bedroom detached bungalow, situated at the far end of a quiet cul-de-sac, a short walk from Horam Village High Street and with nearby access to the popular Cuckoo Trail. There are well maintained and secluded gardens to the rear and side and a single garage with its own driveway to the front providing additional parking. NO ONWARD CHAIN.

ENTRANCE HALL:

Built-in storage cupboard and built-in airing cupboard housing the hot water cylinder with slatted shelving. Access to loft, radiator and coved ceiling.

L-SHAPED LOUNGE/DINER:

Wooden feature fire surround, radiators, coved ceiling, serving hatch to diner area and double glazed window and sliding patio doors lead to the garden.

KITCHEN:

Range of cream fronted matching wall and base cupboards with laminate work tops. Inset four burner gas hob, double oven under and space for washing machine and fridge. Cupboard housing Potterton floor standing gas fired boiler, half double glazed door and double glazed windows overlooking the garden.

BEDROOM:

Built-in double wardrobe, radiator, coved ceiling and double glazed window to front.

BEDROOM:

Range of fitted wardrobes and built-in double wardrobe. Coved ceiling and double glazed window overlooking the rear garden.

BEDROOM:

Built-in double wardrobe/cupboard, radiator, coved ceiling and double glazed window to front.



SHOWER ROOM:

Large cubicle with thermostatic shower, WC and vanity unit with wash basin and cupboards under. Tiled floor, part tiled walls, coved ceiling, radiator and double glazed window.

SEPARATE WC:

WC and wash basin with tiled splashback. Radiator, tiled floor and double glazed window.

OUTSIDE:

To the front the property is approached via its own driveway leading to a single garage with up/over door, power, light and personal door to rear garden. Mature well stocked gardens to the rear and side offer an array of shrubs and trees and a large paved patio area. In addition is a pond, outside tap, two greenhouses, timber storage shed and gated side access.

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.

TENURE:

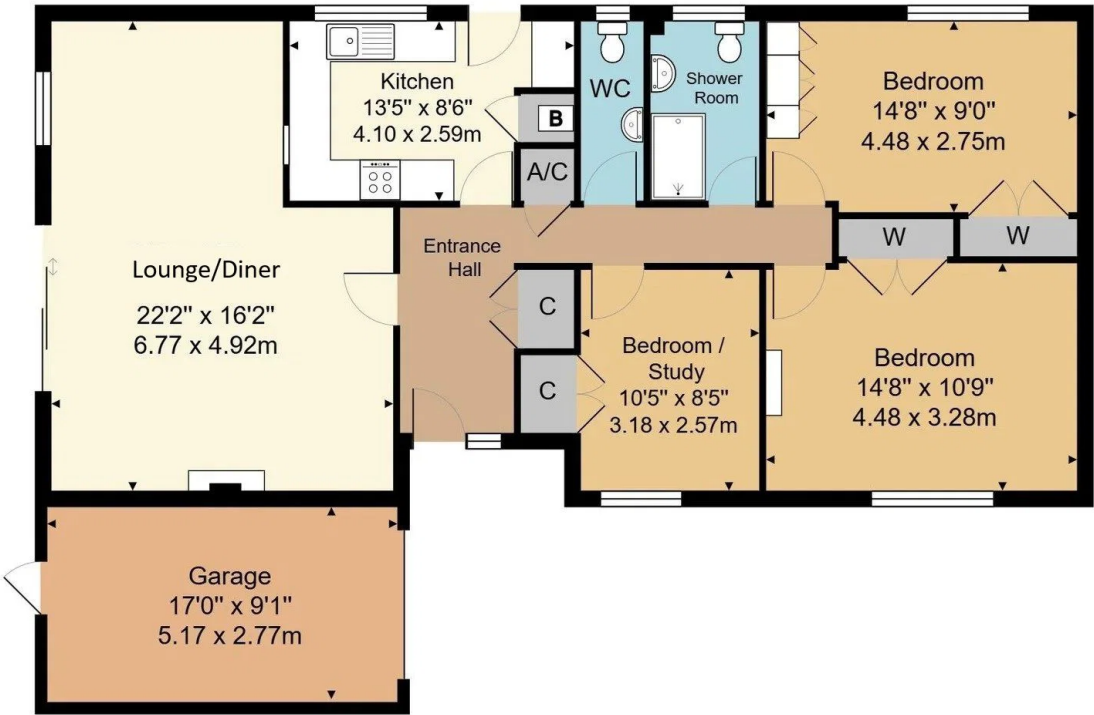
Freehold



COUNCIL TAX BAND:
E

VIEWINGS:
By appointment with Wood & Pilcher Heathfield 01435 862211

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Bungalow Approx. Gross Internal Area 1052 sq. ft / 97.8 sq. m
Approx. Gross Internal Area (Incl. Garage) 1218 sq. ft / 113.2 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.



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

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