



TROUTBECK, HOREBEECH LANE
HEATHFIELD - £545,000



Troutbeck

Horebeech Lane, Horam,
Heathfield, East Sussex TN21 0HR

**Entrance Hall - Spacious 'L' Shaped Lounge/Diner -
Cloakroom - Bathroom - 4 Bedrooms - Kitchen/Breakfast
Room - Gated Entrance - Driveway - Double Detached
Garage - Large Lawned Area - Orchard - Overall Plot
Approximately A Third Of An Acre**

Coming to the market for the first time since being built in 1982 this 4 bedroom detached bungalow set on a bold plot extending to approximately a third of an acre with an outlook across fields and woodland. The accommodation features a spacious 'L' shaped lounge/diner, kitchen/breakfast room, double garage approached via a gated entrance, large lawn and orchard to the rear. Situated about a half mile walk from Horam village high street and just a short stroll to the popular Cuckoo Trail.

ENTRANCE HALL:

Part double glazed front door. Built in airing cupboard. Built in doaks cupboard. Radiator.

'L' SHAPED LOUNGE/DINER:

Dual aspect with double glazed windows to the side and sliding patio door with large picture windows overlooking the garden. Feature brick fire surround with electric fire and tiled hearth. Coved ceiling. Radiators.

KITCHEN/BREAKFAST ROOM:

Double glazed windows and double glazed door to the side. Range of wood effect fronted matching wall and base cupboards. Granite effect worktops with inset one and a half bowl sink. Inset induction hob with filter hood above. Double oven. Space for washing machine, dishwasher, upright fridge freezer and tumble dryer. Breakfast bar. Part tiled walls. Wall mounted gas fired boiler. Radiator.

BEDROOM ONE:

Double glazed window. Range of fitted wardrobes with bed recess and cupboards above. Fitted dressing table. Radiator.



BEDROOM TWO:

Double glazed windows. Built in double wardrobe. Radiator.

BEDROOM THREE:

Double glazed window. Radiator.

BEDROOM FOUR/STUDY:

Double glazed window. Radiator.

CLOAKROOM:

Double glazed window. WC. Wash basin with cupboard under. Part tiled walls. Chrome heated towel rails.

BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer taps and handheld shower. Pedestal wash basin. Separate shower cubicle with thermostatic shower. Tiled walls. Radiator.

OUTSIDE:

Wooden 5 bar gate opening to a shingled driveway with parking for at least 4 vehicles leading to a double garage with twin up and over doors and a further up and over door to the rear. The rear garden features a large paved patio with substantial fish pond, large lawn and orchard towards the end with outlook across fields and woodland to the side. There are a number of greenhouses and a timber storage shed.

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 walk 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:

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VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE:

We have produced a virtual video/tour of the property to enable you to obtain a better picture of it. We accept no liability for the content of the virtual video/tour and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).

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 obtained. 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

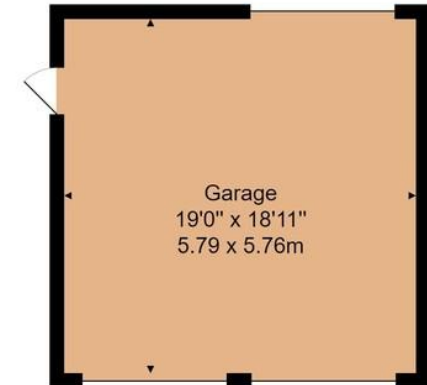
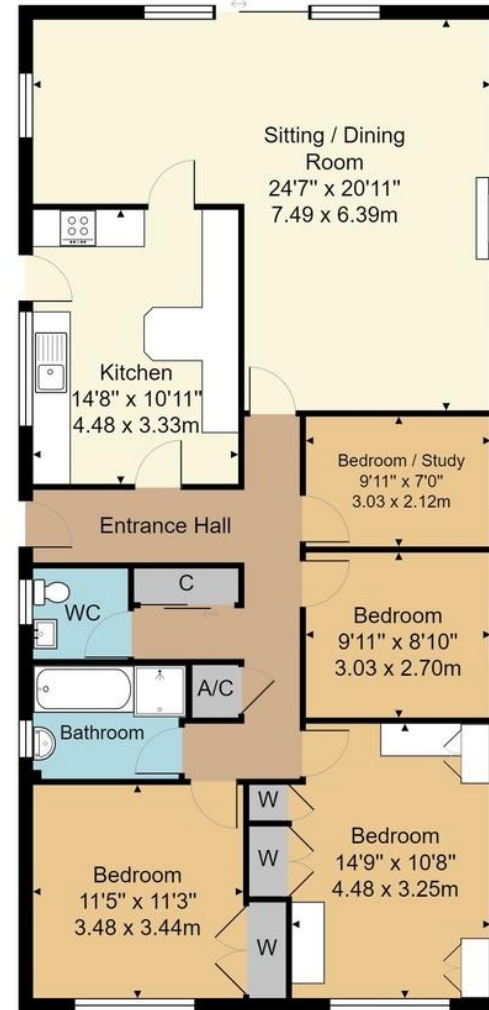


27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Bungalow Approx. Gross Internal Area 1290 sq. ft / 119.8 sq. m
Garage Approx. Internal Area 359 sq. ft / 33.3 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.