



FLAT D THE HURST  
HORAM, HEATHFIELD - GUIDE PRICE £190,000



**WOOD & PILCHER**  
Sales, Lettings, Land & New Homes



# Flat D The Hurst

Horam, Heathfield, East Sussex TN21 0JG

**Entrance Hall – Spacious Lounge/Diner - Kitchen - Two Bedrooms (One With Wood Burning Stove) - Bathroom - Separate WC - Attractive Private Garden - Single Garage En-bloc & Additional Parking In Front**

A well proportioned two bedroom first floor apartment forming part of this substantial Victorian property. Features include cornicing, picture rails, part leaded light windows. The accommodation offers two good sized bedrooms (one with a wood burning stove), a spacious sitting room opening into the kitchen which enjoys an outlook across the recreation ground. There is a private fence enclosed garden with mature shrubs, trees, pergola and a single garage en-bloc with additional parking in front.

## **ENTRANCE HALL:**

Cornicing. Picture rail.

## **LOUNGE/DINER:**

Part leaded light windows. Cornicing. Picture rail. Original cast iron fire surround. Radiator. Archway into:

## **KITCHEN:**

Dual aspect with part leaded light windows with views across the recreation ground. Matching wall and base cupboards. Wood block worktop with inset ceramic sink. Space for cooker with filter hood above. Part tiled walls. Space for washing machine, slimline dishwasher and upright fridge freezer. Feature exposed brick wall. Tiled floor. Cornicing.





**BEDROOM ONE:**

Dual aspect with leaded light windows. Feature fireplace with wood burning stove. Cornicing. Picture rail.

**BEDROOM TWO:**

Part leaded light windows. Cornicing. Picture rail. Radiator.

**BATHROOM:**

Secondary glazed window. Enclosed bath with chrome mixer taps and shower attachment. Part tiled walls. Pedestal wash basin. Built in airing cupboard housing the hot water cylinder with slatted shelves above. Quarry tiled floor. Radiator.

**SEPARATE WC:**

Window. WC. Part panelled walls. Wall mounted Worcester boiler. Quarry tiled floor.

**OUTSIDE:**

There is an attractive private fenced garden mainly laid to lawn with mature shrubs, trees, patio area and pergola with wisteria and grapevine. Single garage with up and over door and additional parking.

**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:**

Share of Freehold

Extended lease applied for/in progress.

Service Charge - currently £100 per month including the buildings insurance.

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

**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



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



Apartment Approx. Gross Internal Area  
732 sq. ft / 68.0 sq. m

Garage Approx. Internal Area  
127 sq. ft / 11.8 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