



EMBERS, HOREBEECH LANE
HORAM - GUIDE PRICE £580,000 - £600,000



WOOD & PILCHER
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Embers

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

**Storm Porch - Entrance Hall - Inner Hallway - Cloakroom -
Sitting Room - Dining Room - Kitchen/Breakfast Room -
Landing - 3 Double Bedrooms - En-Suite Shower Room -
Family Bathroom - Private Garden To 3 Sides Of The
Property - Gated Driveway - Single Garage**

An attractive 3 double bedroom detached house built in 1985 and situated on a corner plot down a private track. The accommodation features 2 reception rooms, kitchen/breakfast room, downstairs cloakroom and a good sized garden to 3 sides of the property. The popular 'Cuckoo Trail' is just a short distance away and Horam Village High Street about half a mile. NO ONWARD CHAIN.

STORM PORCH:

ENTRANCE HALL:

Leaded light double glazed front door with leaded light double glazed side window. Coved ceiling. Radiator.

INNER HALLWAY:

Under stairs storage cupboard. Coved ceiling. Radiator.

CLOAKROOM:

Leaded light double glazed window. WC. Wash basin with tiled splashback. Coved ceiling.

SITTING ROOM:

Dual aspect with leaded light double glazed windows and leaded light double glazed French doors opening out onto the garden. Feature brick fireplace with gas coal effect fire. Coved ceiling. Radiators.

DINING ROOM:

Dual aspect with leaded light double glazed windows. Coved ceiling. Radiator.



KITCHEN/BREAKFAST ROOM:

Leaded light double glazed windows overlooking the garden. Leaded light glazed door. Range of matching cream fronted wall and base cupboards. Laminate worktop with inset one and a half bowl stainless steel sink. Space for cooker, washing machine and fridge. Breakfast bar. Part tiled walls. Coved ceiling. Radiator.

STAIRS TO THE FIRST FLOOR LANDING:

Leaded light double glazed window. Built-in airing cupboard housing the hot water cylinder and with slatted shelving. Access to the loft with pull down ladder, part boarded and with a light.

BEDROOM ONE:

Leaded light double glazed windows. Range of fitted wardrobes and cupboards with bed recess and cupboards over. Dressing table and drawers. Vanity unit with tiled surround. Radiator.

EN-SUITE SHOWER ROOM:

Leaded light double glazed window. Shower cubicle with electric Mira shower. WC. Chrome heated towel rail.

BEDROOM TWO:

Dual aspect with leaded light double glazed windows. Radiator.

BEDROOM THREE:

Leaded light double glazed window. Fitted wardrobe and dressing table. Built-in wardrobe. Fitted drawer units. Radiator.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with chrome mixer taps, shower attachment and shower screen. WC. Wash basin. Chrome heated towel rail. Tiled walls.

OUTSIDE:

The gated shingle driveway leads to a single garage with up and over door, power and light, wall mounted gas fired boiler, leaded light double glazed personal door to the rear. There are well maintained secluded gardens to 3 sides of the property with a substantial paved patio area, lawn, timber storage shed, mature trees and hedges.



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:

E

VIEWING:

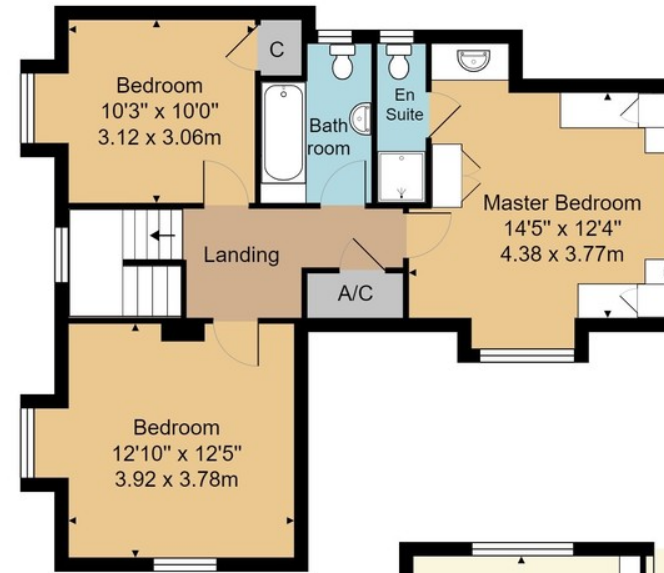
By appointment with Wood & Pilcher 01435 862211

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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First Floor



Ground Floor

Approx. Gross Internal Area
1466 ft² ... 136.2 m²
(Incl. Garage)

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.

