



RUSSET GROVE
HORAM - GUIDE PRICE £450,000 - £475,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

1 Russet Grove

Horam,
Heathfield, TN21 0FL

**Entrance Hall - Cloakroom - Sitting Room - Kitchen/Diner -
Landing - 4 Bedrooms - Family Bathroom - En-Suite -
Rear Garden - Own Driveway & Single Garage**

A beautifully presented 4 bedroom detached family home situated in the private 'Merrydown Development' only a short distance from the centre of Horam Village. The property benefits from a spacious sitting room, kitchen/diner, downstairs cloakroom, 4 bedrooms, family bathroom and en-suite to the master bedroom. Outside the rear garden is of a southerly aspect mainly laid to lawn with patio area and a variety of flower beds. There is a driveway and single garage.

FRONT PORCH:

ENTRANCE HALL:

Karndean wood effect flooring. Radiator. Door to:

SITTING ROOM:

Double glazed windows to front and side. Electric fireplace. Under stairs storage cupboard. Karndean wood effect flooring. Radiators.

DOWNSTAIRS CLOAKROOM:

Partly tiled walls. Tiled flooring. WC with concealed cistern. Wash basin with stainless steel mixer tap and storage beneath.

KITCHEN/DINER:

Double glazed window to front. Double glazed French doors leading to the rear garden. Range of white gloss fronted wall and base units. Built-in fridge and freezer. Oven with gas hob and extractor hood above. Space for dishwasher and washing machine. One and a half bowl stainless steel sink with mixer tap. Space for dining room table and chairs. Tiled flooring. Radiator.



UPSTAIRS LANDING:

Storage cupboard with heater and wooden slatted shelving. Access to loft with pull down ladder, power, light and partly boarded.

BEDROOM TWO:

Double glazed window overlooking the rear garden. Radiator.

BEDROOM THREE:

Double glazed window. Radiator.

BEDROOM FOUR:

Double glazed window. Radiator.

MASTER BEDROOM:

Double glazed window with far reaching views. Radiator.

EN-SUITE SHOWER ROOM:

Obscure double glazed window. Enclosed shower cubicle with tiled walls and thermostatic shower. WC with concealed cistern. Wash basin with stainless steel mixer tap. Chrome ladder style heated towel rail. Tiled flooring.

FAMILY BATHROOM:

Obscure double glazed window. Bath with thermostatic shower over. Part tiled walls. Tiled flooring. WC with concealed cistern, Wash basin with stainless steel mixer tap. Chrome ladder style towel rail.

OUTSIDE:

The rear garden is wall enclosed and mainly laid to lawn with patio area, outside power sockets and tap. Gate to double width driveway with electric vehicle charging point and personal door leading to the garage with up and over door, power and light. There is also visitors parking for the development.



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

AGENTS NOTE:

We understand that there is a half yearly service charge for the private road which is currently £166.73

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.

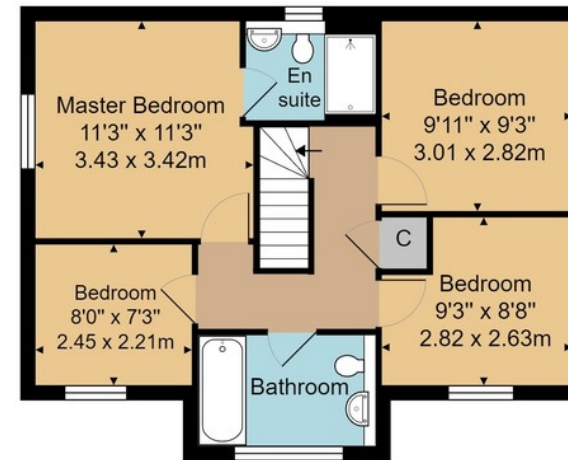


27 High Street, Heathfield,
East Sussex, TN21 8JR

Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
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TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

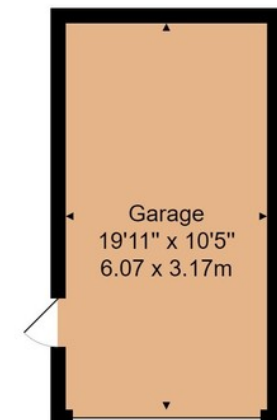
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First Floor



Ground Floor



House Approx. Gross Internal Area 1066 sq. ft / 99.1 sq. m
Garage Approx. Internal Area 207 sq. ft / 19.2 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.