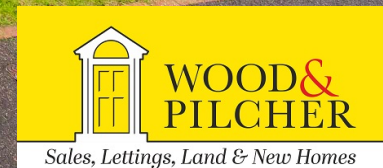


BRAMLEY AVENUE  
HORAM - £370,000





# 37 Bramley Avenue

Horam,  
Heathfield, TN21 0FN

**Entrance Hall - Cloakroom - Sitting Room - Kitchen/Diner -  
First Floor Landing - 3 Bedrooms - Family Bathroom -  
En-Suite Shower Room - Own Driveway Providing Off  
Street Parking - Landscaped Garden To The Rear**

A beautifully appointed 3 bedroom semi detached house built in 2019 and situated on a popular development in the village of Horam just a short walk from the local shops and popular 'Cuckoo Trail' and 'Horam Manor Farm' with stables, fishing lakes and café. The accommodation features a stunning kitchen/diner with integrated appliances, downstairs cloakroom, family bathroom plus en-suite shower room and landscaped gardens to the rear as well as own driveway providing off street parking. NO ONWARD CHAIN.

#### **ENTRANCE HALL:**

Wood effect flooring. Radiator.

#### **CLOAKROOM:**

Double glazed windows. WC with concealed cistern. Wash basin with tiled splashback. Tiled floor. Spotlights. Extractor fan. Radiator.

#### **SITTING ROOM:**

Double glazed windows. Wood effect flooring. Panel effect feature wall. Radiator.

#### **KITCHEN/DINER:**

Double glazed window overlooking the garden and double glazed French doors opening onto the patio. Range of gloss white fronted matching wall and base cupboards. Wood effect worktop with inset one and a half bowl stainless steel sink. Inset 4 burner gas hob with oven under and filter hood above. Integrated dishwasher, washing machine and fridge/freezer. Inset spotlights. Built-in storage cupboard under the stairs.

#### **STAIRS LEADING TO THE FIRST FLOOR LANDING:**

Access to the loft. Built-in airing cupboard.





**BEDROOM ONE:**

Double glazed windows. Feature panelled wall. Double built-in wardrobe. Radiator.

**EN-SUITE SHOWER ROOM:**

Large shower cubicle with thermostatic shower. WC with concealed cistern. Wash basin. Tiled floor. Part tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan.

**BEDROOM TWO:**

Double glazed windows overlooking the garden. Radiator.

**BEDROOM THREE:**

Double glazed window overlooking the rear garden. Radiator.

**FAMILY BATHROOM:**

Double glazed window. Panel enclosed bath with thermostatic shower over. WC with concealed cistern. Wash basin. Chrome heated towel rail. Tiled floor. Part tiled walls. Inset spotlights. Extractor fan.

**OUTSIDE:**

The rear garden has been landscaped and terraced providing a lawned area and paved patio, further tiers with planted shrubs and upper level lawn and timber decking. The property has its own driveway to the side providing off street 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:**

Freehold

**COUNCIL TAX BAND:**

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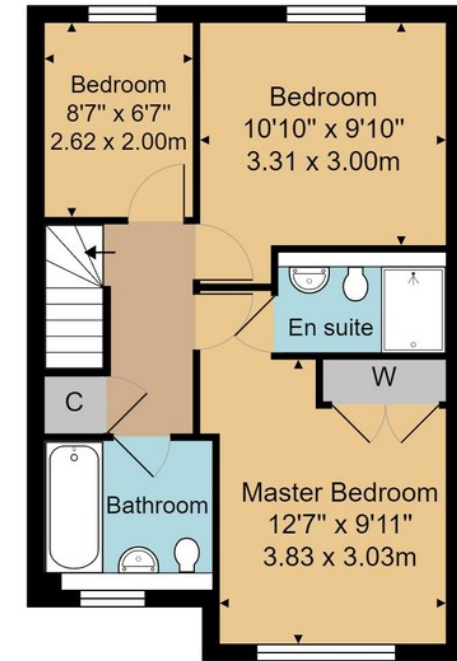
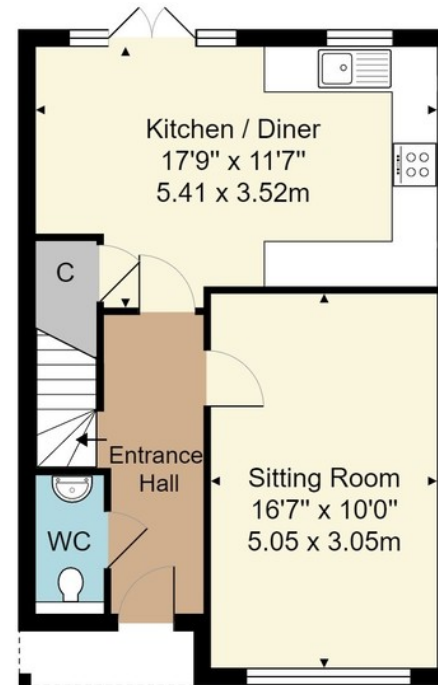
**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**AGENTS NOTE:**

There is a service charge for the development which as of 1st January 2023 was £166.73 payable per half year.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Ground Floor****First Floor**

Approx. Gross Internal Area 939 ft<sup>2</sup> ... 87.3 m<sup>2</sup>

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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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.