



MEADOW RISE
HORAM - £450,000



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PILCHER**
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8 Meadow Rise

Horam,
Heathfield, East Sussex, TN21 0LZ

**Entrance Hall - Cloakroom - Sitting Room - Dining Room -
Kitchen/Breakfast Room - Utility Room - First Floor Landing - Four
Double Bedrooms - Family Bathroom Plus En-suite Shower Room -
Front & Rear Gardens - Own Driveway - Storage Shed With Up-And-
Over Door (Formerly Part Of The Garage)**

A well proportioned, four double bedroom detached family home conveniently situated in a cul-de-sac position just a couple of hundred metres from Horam Village High Street and also the popular 'Cuckoo Trail'. The accommodation features separate living and dining rooms, a spacious kitchen/breakfast room, utility room, family bathroom plus en-suite shower room, tiered rear garden and own driveway to the front providing parking for a number of vehicles.

ENTRANCE HALL:

Coved ceiling, radiator, under stairs storage cupboard.

CLOAKROOM:

WC, pedestal wash basin, tiled floor, radiator, coved ceiling, double glazed window.

DINING ROOM:

Double glazed window, radiator, coved ceiling, wood-effect flooring, glazed double doors leading to:

SITTING ROOM:

Double glazed patio doors overlooking and leading to the garden, wood-effect flooring, radiator, feature fire surround.

KITCHEN/BREAKFAST ROOM:

Range of wood-effect matching wall and base cupboards, granite-effect worktops with inset 1.5 bowl sink, inset gas hob with oven under and stainless steel filter hood above, space for dishwasher, part-tiled walls, tile-effect flooring, inset spotlights, radiator, double glazed window and double glazed French doors leading to the garden.



UTILITY ROOM:

Range of fitted cupboards, wood-effect worktop with space under for washing machine and space for upright fridge freezer, inset spotlights.

STAIRS:

Leading to the first floor landing.

FIRST FLOOR LANDING:

Access to the loft, built-in airing cupboard housing hot water cylinder with slatted shelves above.

BEDROOM ONE:

Double glazed windows overlooking the rear garden, radiator, full length range of built-in wardrobes/cupboards. Radiator.

EN-SUITE SHOWER ROOM:

Double glazed Velux window, shower cubicle with the mostatic shower, WC, vanity unit with built-in wash basin with cupboards under, heated chrome towel rail, extractor fan, tile-effect flooring.

BEDROOM TWO:

Double glazed window with far reaching views across the roof tops, radiator, full length range of built-in wardrobes and cupboards.

BEDROOM THREE:

Dual aspect with double glazed windows, wood-effect flooring, radiator.

BEDROOM FOUR:

Double glazed windows overlooking the rear garden, radiator.

FAMILY BATHROOM:

Double glazed window, part-tiled walls, panel enclosed bath with chrome mixer taps and shower attachment, WC, pedestal wash basin, heated chrome towel rail, extractor fan, tile-effect flooring.

EXTERNALLY:

Driveway to the front provides off-street parking with mature shrub beds to the side. The rear garden features a paved patio area and landscaped tiered garden with mature shrub beds and lawned area. A built-in storage shed to the front (formerly part of the garage) features an up-and-over door, power and light.



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.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: F

AGENTS NOTE:

We understand from the current owners that the property also owns the section of road to the front and the owner is responsible for its upkeep.

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

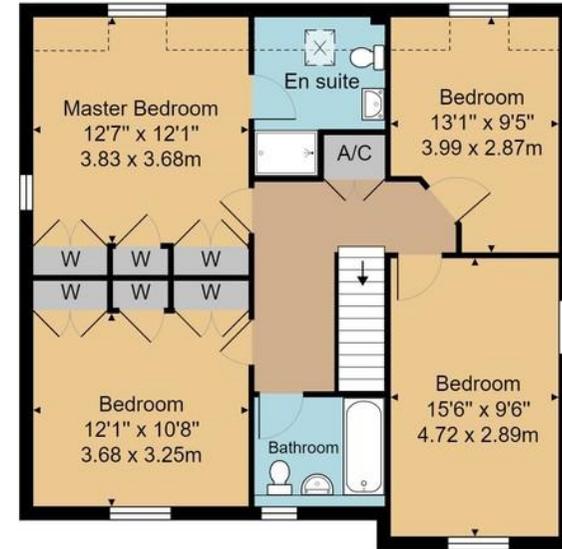


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

Approx. Gross Internal Area
1628 ft² ... 151.3 m²

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.