



GRANGE CLOSE

HORAM - GUIDE PRICE £250,000 – £265,000



95 Grange Close

Horam, Heathfield, TN21 0EG

Entrance Hall - Cloakroom - Lounge/Diner - Kitchen - Two Bedrooms - Shower Room - Rear Porch - Low Maintenance Gardens To The Front & Rear - Single Garage En-bloc -
NO ONWARD CHAIN

A two bedroom, semi-detached bungalow situated on a level plot just a short walk from Horam Village High Street. The accommodation features a good sized lounge/diner, shower room and separate toilet, low maintenance gardens and garage en-bloc.

ENTRANCE HALL:

Access to loft with pull-down ladder and light, wall-mounted electric storage heater.

CLOAKROOM:

Double-glazed window, WC, wood-effect flooring.

LOUNGE/DINER:

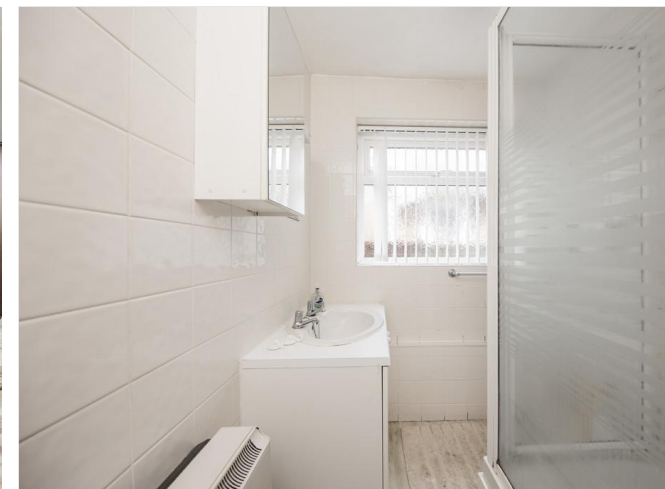
Coved ceiling with large double-glazed picture window to the front, wall-mounted storage heater, ornate fire surround with electric heater.

KITCHEN:

Range of wood-fronted matching wall and base cupboards, laminate worktop with inset stainless steel sink, space for washing machine, fridge freezer and cooker, dual aspect with double-glazed windows, part-tiled walls, wall mounted electric storage heater.

REAR PORCH:

Glazed windows and door opening to the garden.



BEDROOM ONE:

Double-glazed windows overlooking the rear garden, wall-mounted electric storage heater, coved ceiling.

BEDROOM TWO:

Double-glazed window to the front, wall-mounted electric storage heater, fitted wardrobe, bed recess and cupboards over, coved ceiling.

SHOWER ROOM:

Double-glazed window, shower cubicle with Mira electric shower, vanity unit, inset wash basin and cupboards under, tiled walls, wall-mounted electric storage heater.

OUTSIDE:

There is an attractive lawned garden to the front and low maintenance garden to the rear with a small lawned area, shrub borders, timber shed, outside tap, side gate. Single garage en-bloc with up-and-over door.

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 walks 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:

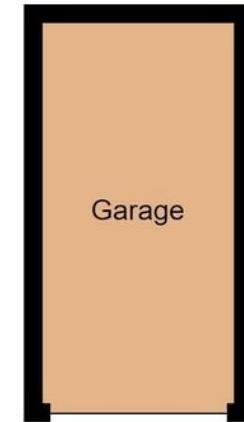
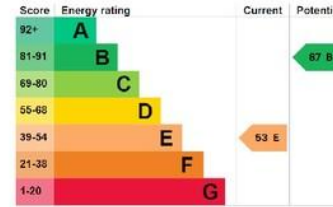
By appointment with Wood & Pilcher 01435 862211

TENURE:

Freehold

COUNCIL TAX BAND:

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**Approx. Gross Internal Area 630 ft² ... 58.5 m²
(excluding 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.