



GRANGE CLOSE  
HORAM, HEATHFIELD - £285,000





# 5 Grange Close

Horam, Heathfield, East Sussex TN21 0EE

**Entrance Hall - Lounge/Diner - Kitchen - Two Bedrooms - Shower Room - Separate WC - Attractive Garden - Garage En-bloc Directly To The Rear**

A two bedroom semi-detached bungalow situated in a popular cul-de-sac location just a short walk from Horam Village High Street. The property is offered to market with NO ONWARD CHAIN and features a good size lounge/diner, shower room and separate WC, attractive well-maintained garden and garage en-bloc directly to the rear.

## **ENTRANCE HALL:**

Wall-mounted electric storage heater. Coved ceiling. Access to loft with pull-down ladder.

## **HALLWAY:**

Built-in airing cupboard housing hot water cylinder with slatted shelves above. Doors to:

## **LOUNGE/DINER:**

Double glazed window to front. Coved ceiling. Feature fireplace with brick surround. Wall-mounted Dimpex electric heater.

## **KITCHEN:**

Range of matching wall and base cupboards with granite-effect worktops and inset stainless steel sink. Space for cooker and washing machine. Part-tiled wall. Dual aspect with double glazed windows and double glazed door leading to the rear garden.





**BEDROOM ONE:**

Double glazed window overlooking the garden. Wall-mounted Dimplex electric heater. Coved ceiling.

**BEDROOM TWO:**

Double glazed window. Dimplex wall-mounted electric heater. Coved ceiling,

**SHOWER ROOM:**

Shower cubicle with electric shower and wash basin. Part-tiled walls. Heated chrome towel rail. Coved ceiling.

**SEPARATE WC:**

Double glazed window. WC. Coved ceiling.

**OUTSIDE:**

A well maintained garden to the REAR with paved patio area, shingled area, lawn, flower and shrub borders with outside tap and gated side entrance. Timber storage shed. Rear gate leading to a 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

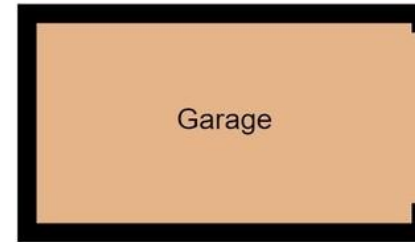
**TENURE:**

Freehold

**COUNCIL TAX BAND:**

C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 F	
21-38	F		
1-20	G		



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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**Approx. Gross Internal Area 595 ft<sup>2</sup> ... 55.2 m<sup>2</sup>  
(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.