



PAYNSBRIDGE WAY
HORAM - £375,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

23 Paynsbridge Way

Horam, Heathfield, TN21 0HQ

Covered Entrance Porch - Entrance Lobby - Cloakroom - Living Room - Kitchen/Dining Room - Garden Room - First Floor Landing - Master Bedroom With En-suite Shower Room - Three Bedrooms - Family Bathroom - Front & Rear Gardens - Single Garage - Driveway

A three bedroom link-detached property situated in this cu-de-sac position on the outskirts of Horam yet within walking distance of the High Street and its amenities. The property is offered with NO ONWARD CHAIN and benefits from gas fired central heating and uPVC double glazing alongside a double aspect sitting room, kitchen/breakfast room with adjoining garden room, ground floor cloakroom, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. There are enclosed gardens to the rear, single garage and driveway.

COVERED ENTRANCE PORCH:

Outside coach-style security light and timber front door with inset glass panel and cast iron door furniture into:

ENTRANCE LOBBY:

Radiator. Door to:

CLOAKROOM:

uPVC obscure double glazed window to front. Low-level WC and wall mounted wash basin with tiled splash back. Wall mounted extractor fan. Radiator.

LIVING ROOM:

A double aspect room with uPVC double glazed windows to front and side. Built-in television. Timber storage unit either side of feature fireplace with marble inset and timber surround. Wall-mounted central heating thermostat. Wall light point. Radiator. Stairs to first floor. Door to:

KITCHEN/DINING ROOM:

uPVC double glazed windows to side and rear and uPVC double glazed stable door with obscure glazed inset panels to outside. **Kitchen Area:** Comprising a range of timber-edged worktops with inset sink and drainer with swan-neck style mixer tap over. Inset four-ring gas hob with stainless steel brush fronted 'Stoves' oven and grill below. Space for slimline dishwasher and washing machine. Wall-mounted cupboard and drawer units over incorporating extractor hood with light. Further leaded light glazed display cabinets



mounted above work surface. Door to useful under stairs storage cupboard with light.
Dining Area: Range of fitted timber storage units incorporating dresser-style unit with leaded light glazed china display cabinets. Further shelved units and fridge/freezer (untested) with matching timber front panels. Radiator. Double glazed sliding patio door into:

GARDEN ROOM:

Of part-brick and double glazed panel construction with windows and door to outside. Tiled flooring.

FIRST FLOOR LANDING:

Accessed via staircase from living room with uPVC double glazed window to side and access to loft space. Door to airing cupboard housing hot water cylinder. Range of doors to:

BEDROOM ONE:

uPVC double glazed window to front. Range of fitted bedroom furniture incorporating twin double wardrobe cupboards with central bank of drawers with display surface over and further cupboard over. Bedside cabinet and further single wardrobe/cupboard. Door to:

EN-SUITE SHOWER ROOM:

Obscure uPVC double glazed window to side fitted with a modern wash basin with mixer tap over and storage below and aside. Tile enclosed shower cubicle with 'Aqualisa' thermostatic shower. Tiled flooring. Further localised tiling. Light and shavers point. Heated ladder-style towel rail.

BEDROOM TWO:

uPVC double glazed window to rear. Range of fitted bedroom furniture incorporating double and single wardrobe/cupboard with over bed storage. Radiator.

BEDROOM THREE:

uPVC double glazed window overlooking rear garden. Radiator.

FAMILY BATHROOM:

uPVC obscure double glazed window to front. Fitted with a suite comprising low-level WC, wash basin inset into tiled work surface with vanity mirror and shavers light point over, panelled bath with mixer tap and shower attachment over. Localised tiling. Radiator.

OUTSIDE:

The FRONT of the property benefits from an area of lawn with flower and shrub borders and a brick paved driveway giving access to an attached single GARAGE with up-and-over door, power and light (untested). Gated access to the right hand side of the property leads to the REAR garden, which enjoys an outlook to trees with flagstone paved areas and flower and shrub borders surrounding an area of lawn. Greenhouse and garden shed and further area of flower beds. Outside tap. Rear door to single garage.



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:

ADDITIONAL INFORMATION:

Broadband Coverage search Ofcom checker
Mobile Phone Coverage search Ofcom checker
Flood Risk - Check flooding history of a property England - www.gov.uk
Services - Mains Water, Gas, Electricity & Drainage

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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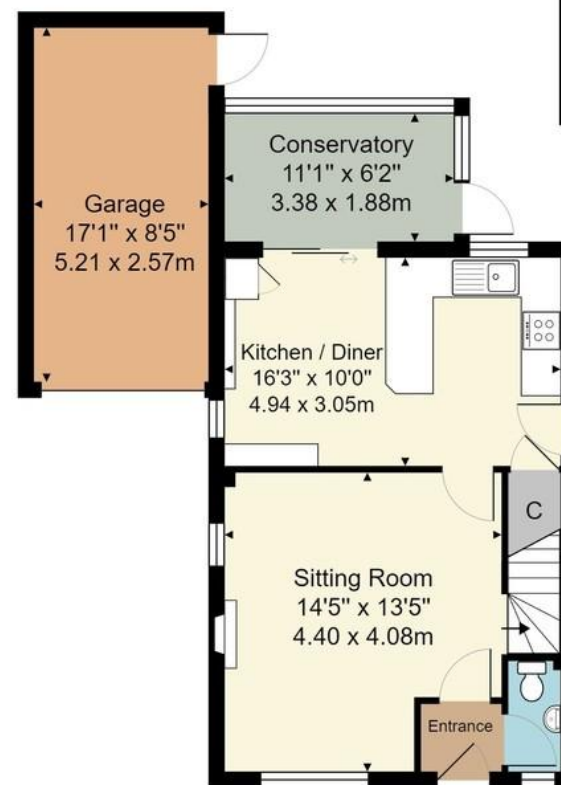


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House Approx. Gross Internal Area
884 sq. ft / 82.1 sq. m

Approx. Gross Internal Area
(Incl. Garage)
1039 sq. ft / 96.5 sq. m



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.