



CHAMOMILE CLOSE
HORAM, HEATHFIELD - £520,000



1 Chamomile Close

Horam, Heathfield, TN21 9BJ

**Entrance Hall - Downstairs Cloakroom - Sitting Room -
Kitchen/Diner - Study - First Floor Landing - Four Bedrooms -
Family Bathroom Plus En-Suite Shower & Dressing Room -
Private Garden -
Detached Single Garage With Driveway To The Front**

A beautifully appointed and particularly bright four bedroom detached family home situated on this modern development just a short distance from Horam village with its shops and facilities and approximately 3 miles from the market town of Heathfield. The accommodation features a modern kitchen/diner with integrated appliances and bi-fold doors opening onto the private garden, there is a bright and spacious sitting room and study and family bathroom plus en-suite shower room to the master bedroom.

ENTRANCE HALL:

Composite front with double glazed windows to the side, wood effect flooring, radiator.

DOWNSTAIRS CLOAKROOM:

WC, pedestal wash hand basin with tiled splashback, radiator, wood effect flooring, extractor fan.

SITTING ROOM:

Dual aspect with double glazed windows, radiators.

STUDY:

Double glazed windows, radiator.

KITCHEN/DINER:

Fitted with a range of gloss fronted matching wall and base cupboards and worktop with inset one and a half bowl stainless steel sink. Inset five burner gas hob with stainless steel filter hood above. Built-in double oven. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing the gas fired boiler. Double glazed window. Large built-in understairs storage cupboard. Wood effect flooring continuing through to the dining area with bi-fold doors opening out to the garden.

Stairs to FIRST FLOOR LANDING:

Double glazed window, radiator, access to loft, built-in storage cupboard.



BEDROOM ONE:

Double glazed window, radiator. Dressing Area with built-in mirror fronted wardrobes.

EN-SUITE SHOWER ROOM:

Large walk-in shower cubicle with thermostatic shower featuring drencher head and hand held shower, WC with concealed cistern, wash hand basin. Chrome heated towel rail, extractor fan. Double glazed window.

BEDROOM TWO:

Double glazed window, radiator.

BEDROOM THREE:

Double glazed window, radiator.

BEDROOM FOUR:

Double glazed window, radiator.

FAMILY BATHROOM:

White suite comprising panel enclosed bath with thermostatic shower over and glass shower screen, WC with concealed cistern, wash hand basin. Tiled floor, part tiled walls, chrome heated towel rail. Double glazed window.

OUTSIDE REAR:

There is a lawned garden to the rear with paved patio area and mature shrubs. Side gate. Single garage with up and overdoor, power and light and personal door with own driveway to the front providing additional 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 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 approximately 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 25 minutes respectively.



TENURE:

Freehold

Management Service Charge -currently£440.67 per year

We advise all interested purchasers to contact their legal advisor and seek confirmation of these figures prior to an exchange of contracts.

COUNCIL TAX BAND:

E

VIEWING:

By appointment with Wood & Pilcher 01435 862211

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

Heating - Gas Fired Central Heating

AGENTS NOTE:

We understand that planning permission has been granted for 46 homes to be built in the field to the east (the far side) of the current development (Planning Reference: WD/2022/1694). The new homes will not be visible from this property.

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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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

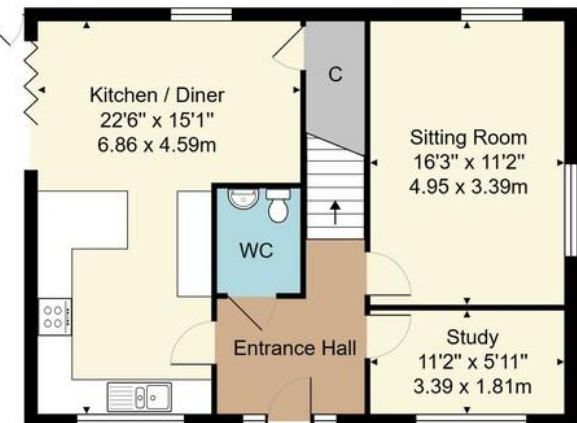
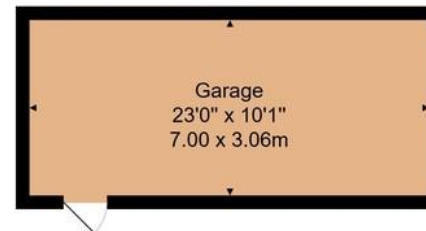
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Score	Energy rating	Current	Potential
92+	A		10% A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Ground Floor

House Approx. Gross Internal Area
1360 sq. ft / 126.4 sq. m

Garage Approx. Internal Area
231 sq. ft / 21.4 sq. m

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,