



BRITISH  
PROPERTY  
AWARDS  
2019

GOLD WINNER

ESTATE AGENT  
IN HEATHFIELD

Plot 26, 27 Bramley Avenue, Horam, Heathfield, East  
Sussex,  
TN21 0FN

ROWLAND  
GORRINGE



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Horam  
Heathfield  
East Sussex  
TN21 0FN

£499,950 Freehold

A select development of private new homes, Merrydown Village is in the heart of the country village of Horam with all the essential amenities and a primary school categorised of 'outstanding'.

The Oak, a superb detached four-bedroom family house. Built of traditional construction by Beech Homes, it has all the luxuries associated with a brand-new home, a 10yr new build warranty and high-performance insulation.

From the hallway there is access into the lounge, kitchen/diner, WC and under stairs storage cupboard. The spacious lounge fills with natural light, is laid to carpet and is fitted with electrical, media sockets.

The generous kitchen/diner is bright and airy, a real hub of the home. The floor is tiled and has French doors leading into the garden. The kitchen is fitted with high gloss white cabinets with integrated AEG appliances which include a Fridge freezer, dish washer, electric oven and gas hob. Leading off the kitchen is the utility room which also offers the high gloss white cabinets and an integrated AEG washing machine.

Completing the downstairs is the cloakroom which has a tiled floor, partially tiled wall and fitted with a contemporary white WC and basin.

Leading upstairs to the landing where you will find the four bedrooms, family bathroom and storage cupboard fitted out with shelves.

The master bedroom is situated to the front, is full of natural light, has a built-in wardrobe fitted with hanging rail and shelving. The contemporary En-Suite has white sanitary ware double shower cubicle, WC and heated towel rail.

There are two further double bedrooms and a single bedroom all bright, filled with natural light.

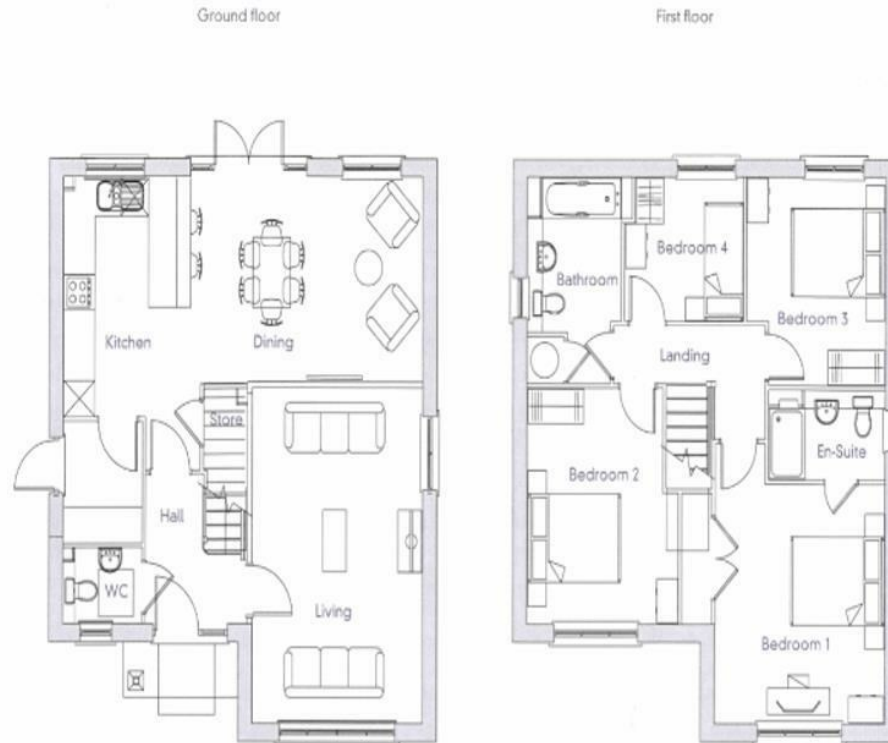
The light, bright bathroom has a tiled floor, fitted with modern white sanitary ware to include bath tub with overhead shower and screen, WC, basin and heated towel rail.

Outside, to the front there is a lawn area, small shrub boarder, a slabbed path leads to side gate accessing the back garden where there is lawn and a patio area.

Benefits are gas central heating, double glazed windows and doors, driveway with single detached garage.







### THE oak - vital statistics

Ground floor	Feet/Inches	
Kitchen & Dining	3436mm x 7659mm / 4959mm	11'2" x 25'1"
Living	5648mm x 3609mm	18'5" x 11'8"
First floor		
Bedroom 1	3609mm x 4054mm / 4724mm	11'8" x 13'2"
Bedroom 2	3980mm x 3235mm	13' x 10'6"
Bedroom 3	2943mm x 3506mm	9'6" x 11'5"
Bedroom 4	2413mm x 2530mm	7'9" x 8'3"

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Note - These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. These details have been compiled from a visual inspection only of the property and from information given by the Vendors as being accurate to the best of their knowledge. Applicants wishing to purchase must rely on a survey on the structure and condition of the entire property and its services, and on their own Solicitor for verification of any planning consent, guarantees, and to ensure that there is clear and good legal title to the whole of the property. These details are not intended to form any part of any contract. None of the appliances mentioned in these details have been tested by the Agents nor should any measurements be relied upon and all parties are encouraged to verify these aspects prior to negotiations.