



GRANGE CLOSE, HORAM, TN21 0EE £269,950



**3 Bedroom Semi-detached House
 Kitchen/Breakfast Room
 Sitting Room with wood burner
 Sun Room
 Cloakroom and Bathroom
 Large Corner Plot
 Garden, Garage and Off-road Parking
 Potential to extend STPP
 NO ONWARD CHAIN**

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
1-44	G		
		61	69

Environmental Impact (CO ₂) Rating		Current	Potential
10-48	A		
49-74	B		
75-100	C		
101-130	D		
131-152	E		
153-182	F		
183-225	G		
		60	68

PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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A semi-detached house in a very popular and quiet cul-de-sac with accommodation comprising entrance hall, cloakroom, kitchen/breakfast room, sitting room, sun room, 3 bedrooms and a family bathroom. The property benefits from a large garden, workshop, garage and a driveway providing off-road parking and is double glazed.

Agent's Note: It is considered that this property has the potential for extending STPP. SERVICES

Mains water and drainage

Gas central heating

Council Tax Band C - 2019/2020 £1,731.86

The property is about 1/4 of a mile from the village of Horam with its range of shops for day to day needs. The market town of Heathfield with more extensive shopping and banking facilities is about 3 miles away.

The area is well served with a range of well regarded primary schools with secondary education being available at the nearby Heathfield Community College.

There are mainline rail services on the Charing Cross line taking just over an hour, from both Etchingham and Stonegate which are both about 20 minutes drive away. Polegate station is about 15 minutes drive away on the Victoria line.

The coast at Eastbourne is about 12 miles to the South.

ENTRANCE HALL UPVC front door with window to the side, stairs rising to the first floor and large understairs cupboard with shelving.

CLOAKROOM Low level W.C., obscure window to the front.

KITCHEN/BREAKFAST ROOM 14'09" x 9'4" Ample and attractive, modern, white, wall and base units with complementary worksurfaces over, 1 1/4 bowl stainless steel sink and drainer unit, gas hob with extractor over, eye-level Beko double oven, space for undercounter fridge, spaces and plumbing for washing machine and dishwasher, door to sun room, windows to the front and side, part-tiled walls, plenty of space for table and chairs.

SITTING ROOM 15'10" x 11'09" Fireplace with woodburning stove on tiled hearth with wooden mantle over, large window and door to the garden.

SUN ROOM 14'09" x 7'0" Wooden sun room with door to the garden.

FIRST FLOOR LANDING Hatch to fully boarded loft with pull down ladder access and light. Airing cupboard.

BEDROOM 1 13'08" x 8'7" A light, double aspect bedroom, built-in double wardrobe.

BEDROOM 2 12'10" (max) x 8'06" Space for wardrobe, window to the rear.

BEDROOM 3 9'2" x 6'11" Window to the rear.

FAMILY BATHROOM Coloured suite comprising low level W.C., pedestal wash handbasin, panelled bath with shower over, heated towel rail, obscure window to the front.

GARAGE AND DRIVEWAY A single garage with light and power in a block beside the property, with pedestrian access to the rear garden. Brick paved driveway leading to the front door and providing off-road parking for two vehicles with gated access to the rear garden.

GARDEN A good sized South facing garden on a corner plot, with gated access to the driveway and pedestrian access to the garage through an attached Workshop. Large paved patio seating and BBQ area leading to a lawned garden with mature shrubs and flower border.

