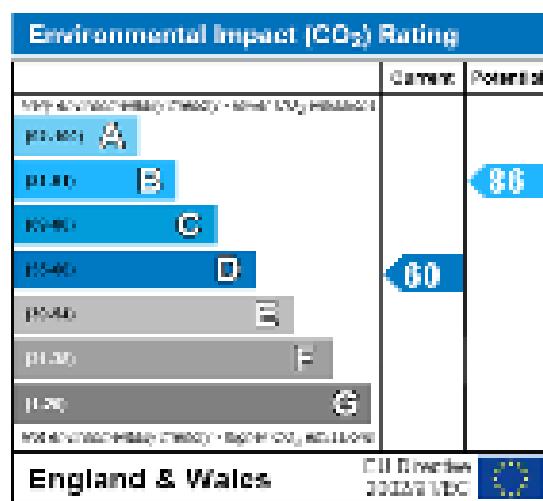
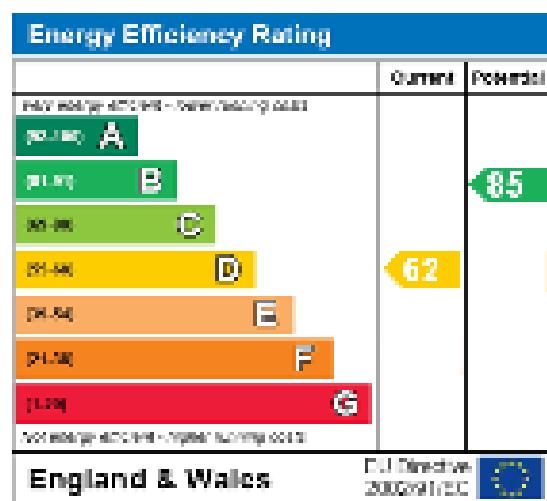


TOLLWOOD ROAD, HORAM, TN21 0DY, £237,500



**3 Bedroom Semi-Detached House
Cul-de-Sac Location
Spacious Kitchen/Dining Room
Large sitting Room
Secure Rear Garden
Off-road Parking**

MISREPRESENTATION ACT 1967 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. The Agent will not be responsible for any verbal statement made by any member of staff, as only as a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

PROPERTY MISDESCRIPTION ACT 1991 The Agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their solicitors. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

A well maintained 3 Bedroom, Semi-detached House in a quiet Cul-de-Sac location. The accommodation briefly comprises Hallway, Sitting Room, Kitchen/Dining Room, 3 Bedrooms, Family Bathroom, Front and Rear Gardens and Off-road Parking.

The property is about 1/2 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.

HALLWAY Front door to Hallway, doors to Kitchen/Breakfast Room and Sitting Room, stairs to First Floor.

KITCHEN/DINING ROOM 17'08" x 9'04" Attractive wall and base units with complementary work surfaces over, Hotpoint electric oven with Belling hob, extractor over, 1 1/4 bowl sink and drainer unit with mixer tap, central unit with space for fridge and freezer, space for washing machine, space for dishwasher, side door to Garden, walk-in pantry cupboard with power connected, shelving and space for upright fridge/freezer, windows to front and rear.



PARKING AND FRONT GARDEN Off-road Parking for two vehicles, pathway to front door, Garden area laid to lawn, gated side access to Rear Garden.



REAR GARDEN Securely enclosed, mainly laid to lawn with mature shrubs, Patio seating area, garden Shed, 2 brick built Storage Sheds with power connected, outside tap, water feature, side access to Front Garden and Parking.



SITTING ROOM 21'04" x 9'11" Gas fire set in stone hearth with wooden mantle over, 2 feature recesses, windows to front and rear.



FIRST FLOOR

BEDROOM 1 12'08" x 12'04" L-shaped room with built-in cupboard, window to front.



BEDROOM 3
8'07" x 7'02" (plus recess)
Window to rear.



BEDROOM 2 11'08" x 8'08" (plus door recess) Window to front.



BATHROOM White suite comprising low level WC, bath with shower over, pedestal wash handbasin, part-tiled walls, loft hatch.

