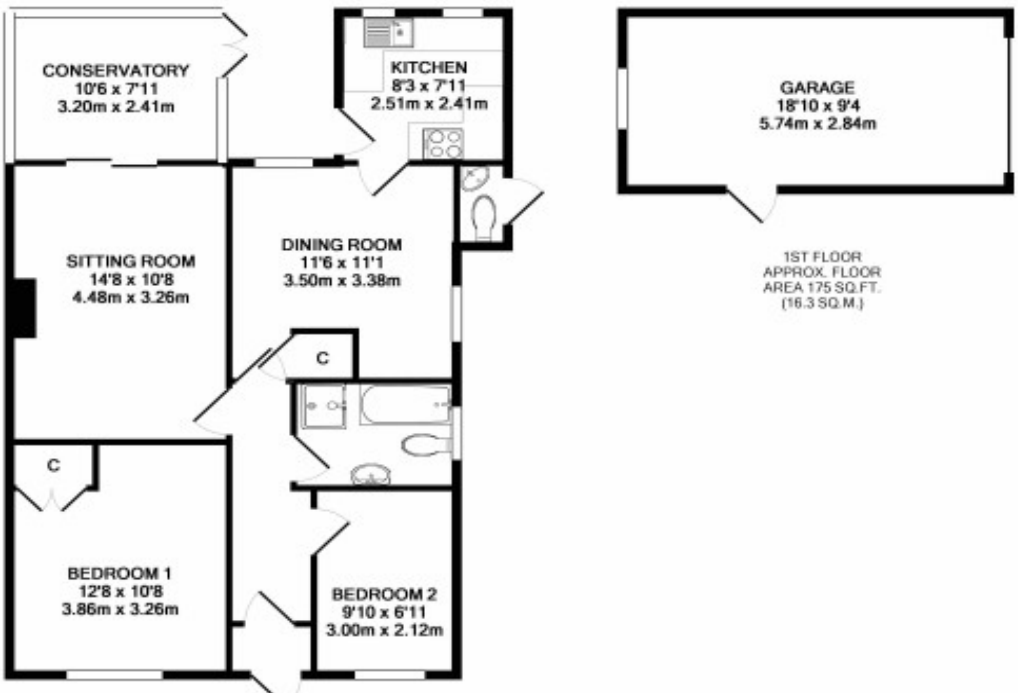
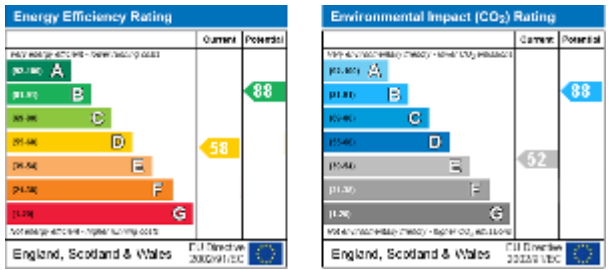




HORAM PARK CLOSE, HORAM, TN21 0HW £220,000



GROUND FLOOR
APPROX. FLOOR AREA
741 SQ.FT.
(68.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 917 SQ.FT. (85.2 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**2 Bedroom semi-detached Bungalow
In need of modernisation
Large corner plot
Garage and Driveway
Gas Central Heating
Sought-after cul-de-sac location
Walking distance to Horam Village**

NO ONWARD CHAIN

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.

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

A semi detached 2 bedroom bungalow in need of complete modernisation with accommodation briefly comprising entrance hall, kitchen, dining room, sitting room, conservatory, 2 bedrooms, and bathroom. On a large corner plot with front and rear gardens, driveway and single garage.

SERVICES

Mains gas central heating

Mains water

Mains drainage

Council tax band C - 2019/2020 £1,731.86

Located in a sought after cul-de-sac a few minutes walk 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 Etchingam 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 Spacious hallway, hatch to loft space.

KITCHEN 8'08" x 6'06" Glazed door to the dining room, windows to the side and rear.

DINING ROOM 11'07" x 11'01" Wall-mounted gas-fired boiler, windows to the side and rear.

SITTING ROOM 14'07" x 10'10" Fireplace with fitted gas fire, glazed door to the conservatory.

CONSERVATORY 10'10" x 8'0" (approx.) Glazed above dwarf wall.

BEDROOM 1 12'08" x 10'09" Wardrobe cupboard, window to the front.

BEDROOM 2 10'01" x 7'06" Wardrobe cupboard, window to the front.

BATHROOM Bath, mid-level W.C., wash basin and separate shower cubicle.

GARDENS AND DRIVEWAY Large corner plot with front and rear gardens, path leading to the front door, fully fence enclosed, private rear garden, garden shed, fruit/vegetable plot and specimen Magnolia tree. Driveway providing off-road parking for 2/3 vehicles leading to a single garage (in a state of dis-repair).

W.C. Gardeners' W.C., wall-mounted basin.

