

For Sale

Grange Close, Horam, TN21 0EE



£269,950

3 bedroom Semi-Detached

- ✓ Three 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



Description

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

Location

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 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.

Ground Floor

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.

Exterior

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.

Disclaimer: We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.







Energy Efficiency and Environmental Impact

