

For Sale

Horam Park Close, Horam, TN21 0HW



£220,000

2 bedroom Semi-detached Bungalow

- ✓ 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



Description

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

Location

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.

Ground Floor

Entrance Hall - 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.

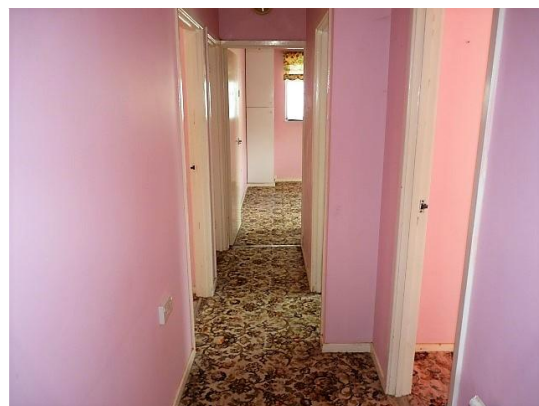
Conservatory - 10'10" x 8'0" (approx) Glazed above dwarf wall.

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.

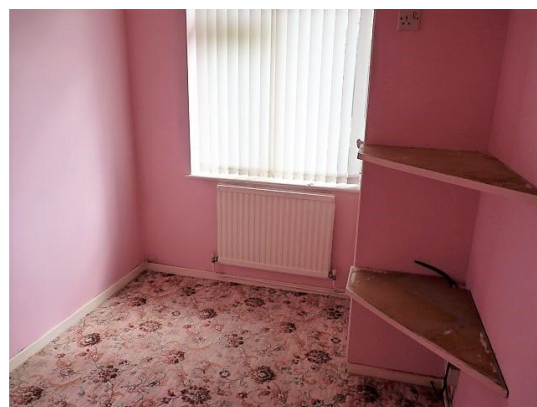
Exterior



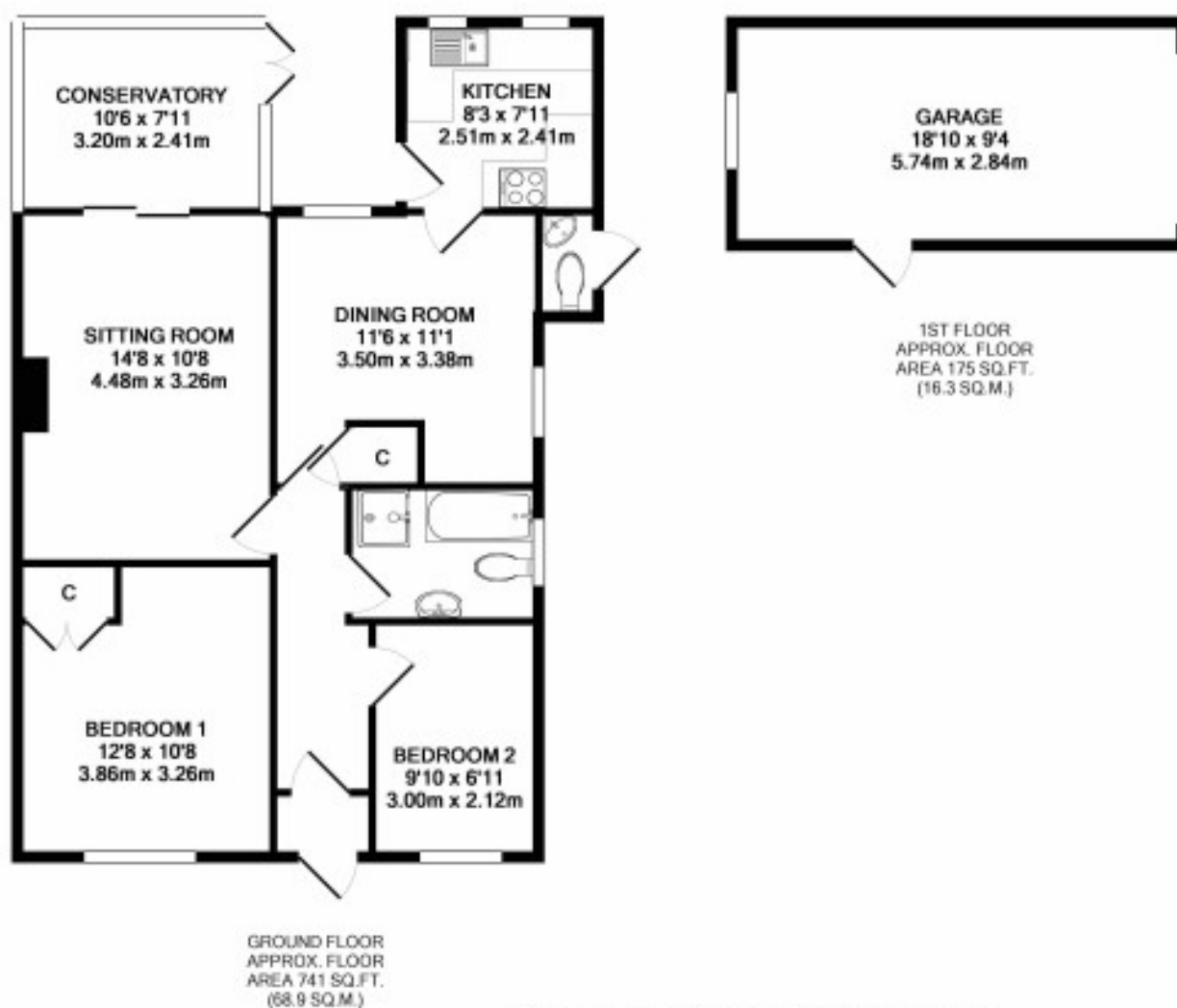
Gardens and Driveway - Large corner plot with front and rear gardens, path leading to the front door, fully fence enclosed, private rear garden, garden shed, fruit/vegetable plot and specimen Magnolia tree. Driveway providing off-road parking for 2/3 vehicles leading to a single garage (in a state of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

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

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.



Floorplans



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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Energy Efficiency and Environmental Impact

