



14 Bridge Close
Horam, East Sussex, TN21 0HJ

SAMUEL & SON
CHARTERED SURVEYORS

14 BRIDGE CLOSE

HORAM, EAST SUSSEX, TN21 0HJ

An immaculately presented four bedroom detached house with a single garage, off-road parking and a good-size south facing garden in a quiet location within a short walk of the centre of the village.

Guide £349,950

Features

- Entrance Hall
- Shower Room
- Large open plan sitting/dining room
- Kitchen
- Four bedrooms
- Family Bathroom
- Garage
- Paved driveway parking
- Garden

Location

The property is within a short walk of the centre of the village which has a good range of shops and services providing for day-to-day needs with, a post office, dentist, doctors surgery, pharmacy, village inn, small Co-op supermarket, veterinary surgery, hairdressers and butchers. In terms of recreational facilities, there is the renowned Cuckoo trail which provides scenic and traffic free walking and cycling along the former railway line from Heathfield to Eastbourne Park and there is a tennis club, junior football club and lawn bowls club.

The market town of Heathfield is a short drive, located 2.5 miles to the north and has a good range of amenities with a number of independent shops and restaurants together with four national supermarket chains. Royal Tunbridge Wells with its excellent modern shopping centre and extensive leisure opportunities is about 17 miles; the coastal resorts of Eastbourne and Brighton are approximately 15 miles and 24 miles respectively.

Main line train stations with direct services to London are available at Buxted, Stonegate and Polegate, all within 10 miles. There are also bus routes that serve the village linking to surrounding towns.

There are excellent state and private schools in the area including primary schools in Maynards Green and Heathfield, with secondary schooling available in Heathfield, Hailsham and Uckfield.

Accommodation

The house been completely refurbished to a very high standard by the current owners to include a new fitted kitchen, a separate shower room, wood flooring on the ground floor and central heating.

The accommodation is arranged with a sizable open-plan living room and dining room on the ground floor - which leads directly onto the garden, an attractive fitted kitchen and a separate shower room. On the first floor there are four bedrooms and a well-appointed bathroom with shower over the bath.

Outside

The house is set in an elevated position with lovely views to the north and north east; the rear garden is south facing and tiered, providing useful and practical space; the front of the house is brick-paved providing parking for a number of cars and access to the garage.

Services

Mains electricity, water and drainage; gas fired central heating and solar panels heating hot water.

Local Authority

Wealden District Council www.wealden.gov.uk

Outgoings

Council Tax Band 'C'.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son. Tel: 01435 810077.



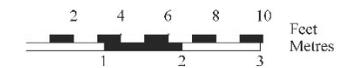
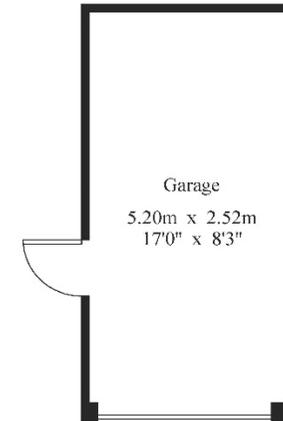
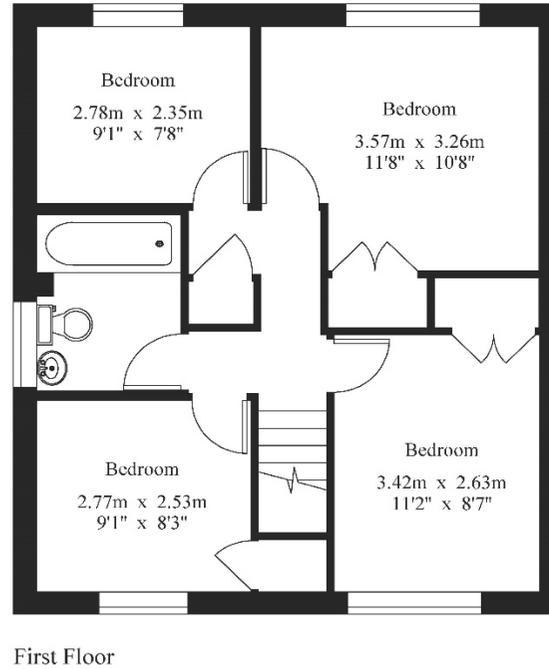
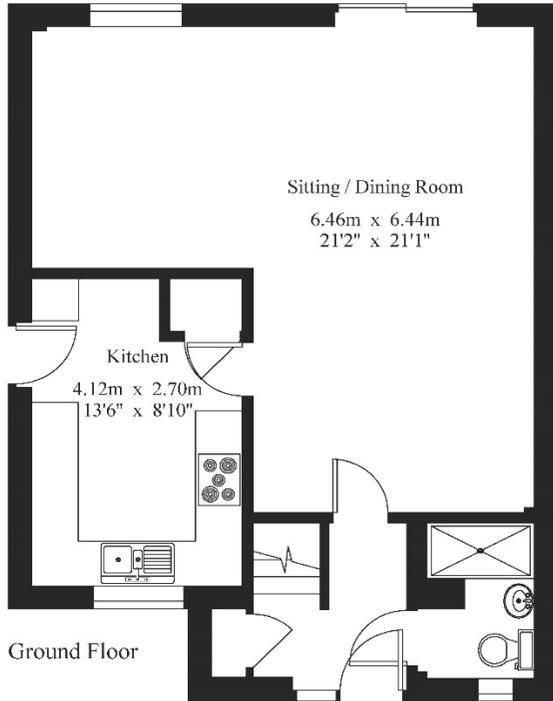


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House - Gross Internal Area : 102.0 sq.m (1097 sq.ft.)
 Garage - Gross Internal Area : 13.4 sq.m (144 sq.ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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