



Taurlee

Horebeech Lane, Horam, East Sussex, TN21

SAMUEL & SON

CHARTERED SURVEYORS

# TAURLEE

HOREBEECH LANE, HORAM, EAST SUSSEX, TN21

A three bedroom, semi-detached home with good size garden and garaging situated in convenient proximity to the village centre.

Entrance Hall | Sitting room | Kitchen/breakfast room | Cloakroom  
3 bedrooms | Shower room | Garage | Gardens

**Guide £335,000 freehold**

## Description

Taurlee is a modern style brick-built, semi-detached home in a convenient village location benefiting from double glazing throughout and gas central heating offering spacious and versatile three bedroom accommodation with scope to extend and improve (subject to all relevant consents). The large plot size is a feature of the property with long gardens set to the front and rear of the house and a single garage which is directly accessible from the garden.

The accommodation is set over two floors and briefly comprises an entrance hall with an understair storage cupboard, cloakroom and a good-size kitchen dining room with a fitted range of wall and floor units with stainless steel sink unit, electric cooking facilities, plumbing for a washing machine, gas wall-mounted boiler and a door giving access to the side of the house. A sizable sitting room with feature fireplace opens directly onto the garden.

There are three bedrooms on the first floor – two doubles and a single – and a shower room with electric shower unit, wash hand basin and WC. On the landing there is an airing cupboard housing the hot water tank and a loft hatch gives access to the loft space.

## Outside

Taurlee is situated on the south side of Horebeech Lane, set back from the road with a long lawned front garden with shrubs planted to the borders. Pedestrian access is off Horebeech Lane via a concrete path leading

through the front garden to the front entrance door with a gate and path to one side of the house leading to the rear garden. The rear garden enjoys a southerly aspect with patio area and lawn featuring a number of mature flowering plants and shrubs. There is a useful timber shed for storage and direct access to the single garage set at the foot of the garden.

## Location

The property is within a short walk of the centre of the village which has a good range of amenities for day-to-day needs including a post office, dentist, doctors surgery, pharmacy, village inn, small Co-op supermarket, veterinary surgery, hairdressers and butchers and access to the Cuckoo trail which provides scenic and traffic free walking and cycling along the former railway line from Heathfield to Eastbourne Park. There is also a recreation ground, tennis club, junior football club and lawn bowls club.

The market town of Heathfield is 2.5 miles to the north and has wider range of shops and services together with four national supermarket chains. Royal Tunbridge Wells is about 17 miles and the coast at Eastbourne about 15 miles.

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 is a primary school in the neighbouring village of Maynards Green whilst Heathfield, offers a range of state schooling for all ages.





### Services

Mains gas, electricity, water and drainage. Gas fired central heating and hot water.

### Outgoings

Council Tax Band 'C'

### Local Authority

Wealden District Council [www.wealden.gov.uk](http://www.wealden.gov.uk)

### Energy Performance

EPC rating 'C'

### Tenure

Freehold

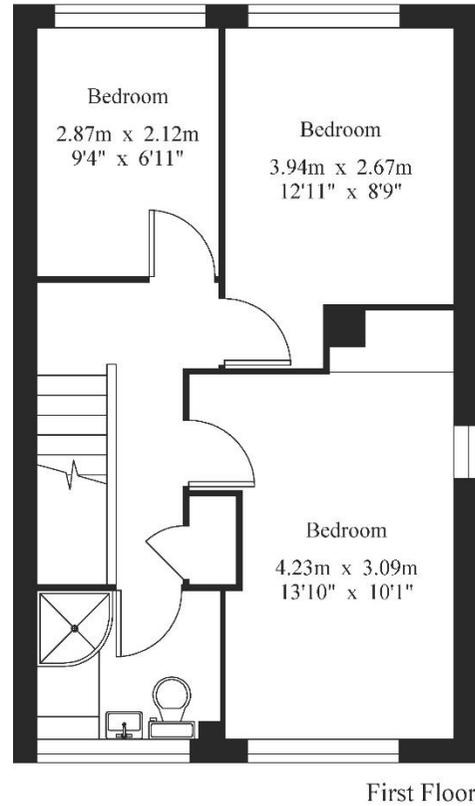
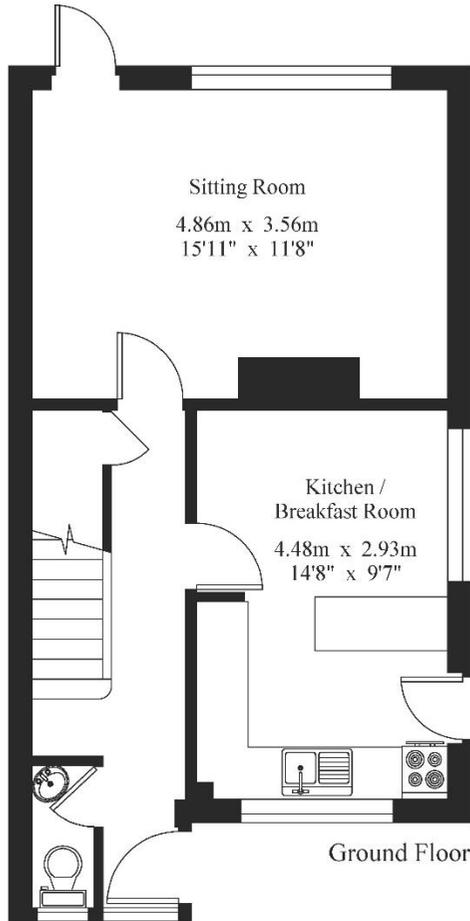
### Viewing

Strictly by appointment with the Vendor's Sole Agent, Samuel & Son, Horam.

Tel: 01435 810077.

# Taurlee

Gross Internal Area : 81.8 sq.m (880 sq.ft.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

