

**For Sale**

**Horam Park Close, Horam, TN21 0HW**



**£240,000**

## **2 bedroom Semi-detached Bungalow**

- ✓ Semi-detached Bungalow
- ✓ 2 Bedrooms
- ✓ Kitchen/Breakfast Room
- ✓ Sitting Room and Sun Room
- ✓ Front and Rear Gardens
- ✓ Driveway and Single Garage
- ✓ Sought-after cul-de-sac
- ✓ Walking distance to Horam village



## Description

A semi-detached bungalow requiring some updating in a popular cul-de-sac with accommodation comprising hallway, kitchen/breakfast room, sitting room, sun room, 2 bedrooms and bathroom. Outside there are attractive front and rear gardens and a driveway leading to a single garage.

### SERVICES

Mains water

Mains gas

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 Etchingham 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

**Hallway** - Modern UPVC double glazed front door with further inner door to the hallway, hatch to loft space.

**Kitchen/Breakfast Room** - 11'07" x 10'11" Range of wall and base units with laminate work surfaces over, stainless steel sink and drainer unit with mixer taps, space for electric cooker, space and plumbing for washing machine, larder cupboard, wall-mounted gas-fired boiler, door to sun room, windows to the side and rear.

**Sitting Room** - 14'10" x 10'09" (max) Fireplace with wooden mantle and surround, marble effect hearth, Dimplex electric fire (untested), gas point, sliding doors to patio area.

**Sun Room** - 10'06" x 7'09" Low wall and part-glazed, electric wall heater (untested), polycarbonate roof.

**Bedroom 1** - 12'06" x 10'10" Built-in cupboard with small radiator, further cupboard over, window overlooking the front garden.

**Bedroom 2** - 9'10" x 6'11" Window overlooking the front garden.





**Bathroom** - White suite comprising low level W.C., panelled bath with mixer tap and handheld shower, vanity unit with inset basin and double cupboard under, window to the side.

## Exterior

**Driveway, Garage and Front Garden.** - Front garden laid to lawn, flower borders with mature shrubs and a lavender border, path to front door. Driveway to the single garage with an up-and-over door.

**Rear Garden** - An attractive fence enclosed garden also laid to lawn with mature shrubs and plants, patio seating area, pedestrian gate to the driveway and garage.

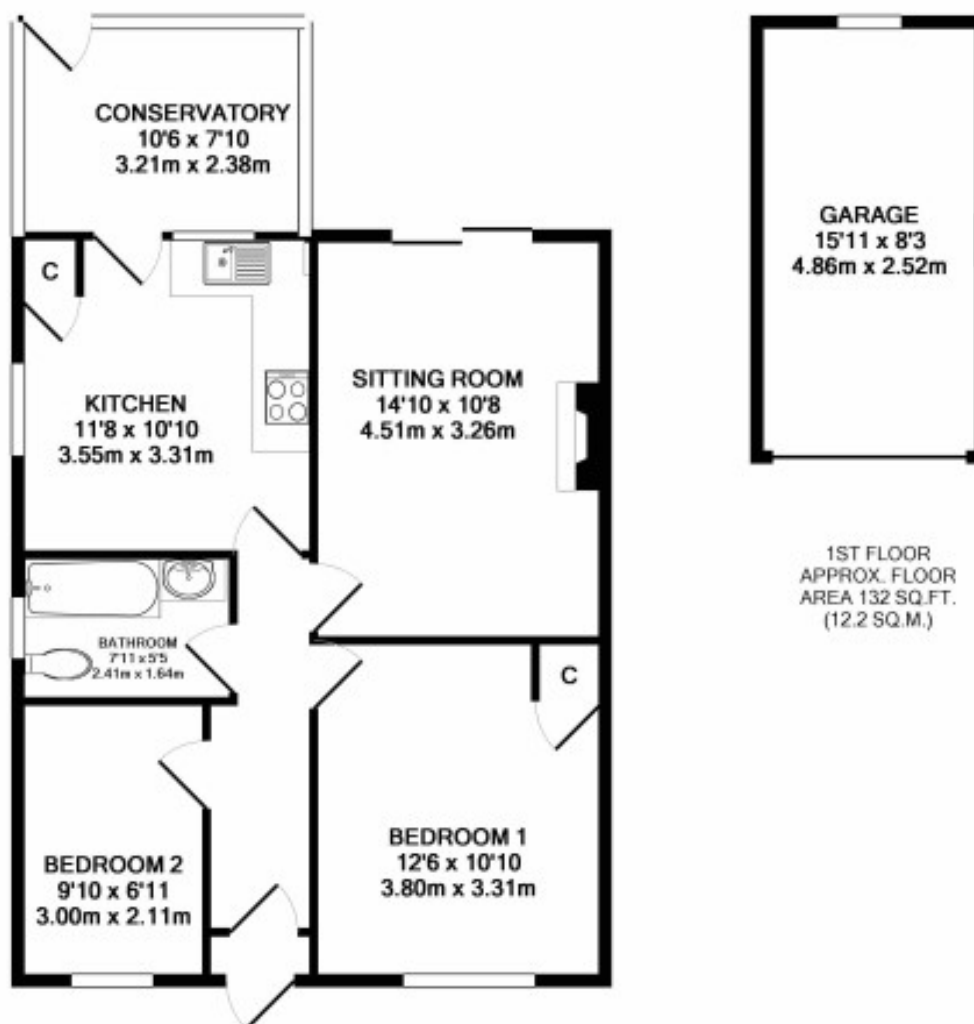
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## Floorplans



GROUND FLOOR  
APPROX. FLOOR  
AREA 671 SQ.FT.  
(62.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 132 SQ.FT.  
(12.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 803 SQ.FT. (74.6 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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## Energy Efficiency and Environmental Impact

