



OAKFIELD



Toll Wood Road, Horam, Heathfield TN21 0DY

Guide Price £250,000



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Guide price £250,000-£280,000

Located in a peaceful cul-de-sac in the popular Sussex village of Horam, this three-bedroom terraced house is within close walking distance of the High Street and local amenities.

While the property would benefit from some redecoration, it offers excellent potential throughout.

The home features a generously sized rear garden with a patio area, perfect for outdoor entertaining, as well as a large front garden that could be converted into off-road parking for two vehicles (subject to the necessary permissions).

There is also scope to extend the property, subject to planning consent, making it an ideal long-term family home.

Horam offers a range of day-to-day shopping facilities, including independent shops, a dentist, doctor's surgery, and a Co-op convenience store.

The property is also located near the scenic Cuckoo Trail, a picturesque walking and cycling path along the former railway line stretching from Heathfield to Eastbourne.

The nearby market town of Heathfield is just a five-minute drive away and provides a wider selection of shops, including independent retailers and national supermarket chains. The area is well served by schools for all age groups.

For commuters, train stations at Buxted and Polegate—both approximately 8 miles away—offer direct services to London.

There are also regular bus routes serving Horam and the surrounding area.

Further afield, Royal Tunbridge Wells, with its excellent shopping, leisure facilities, and renowned grammar schools, is approximately 16 miles away.

The coastal towns of Brighton and Eastbourne are easily accessible, reachable in around 45 and 25 minutes respectively.





Kitchen

9'11 x 9'6 (3.02m x 2.90m)

Dining Room

11'8 x 9'2 (3.56m x 2.79m)

Lounge

13'10 x 12'6 (4.22m x 3.81m)

Bedroom 1

12'8 x 10'7 (3.86m x 3.23m)

Bedroom 2

13'0 x 9'5 (3.96m x 2.87m)

Bedroom 3

7'5 x 6'10 (2.26m x 2.08m)

Bathroom

5'10 x 4'11 (1.78m x 1.50m)

Council Tax Band - C £2,319 per annum



Floor Plan



Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

