

Horebeech Lane, Horam, Heathfield, TN21 0DU

Price Guide £325,000

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GUIDE PRICE £325,000 – £340,000

Ideally positioned within walking distance of Horam village centre and close to the Cuckoo Trail, this well-presented three-bedroom semi-detached home offers spacious accommodation, a recently refitted kitchen, south-facing garden and garage with direct garden access.

The entrance hall provides access to a downstairs WC and useful under-stairs storage, including space for a tumble dryer. The modern kitchen offers ample storage, a multifunction oven and induction hob, with space for a washing machine, dishwasher and freestanding fridge freezer. A side door provides additional access to the property.

The sitting room is situated at the rear, overlooking the garden and featuring a door opening directly onto the patio. Further highlights include a decorative panelled wall, wood-burning stove set within a brick fireplace and useful fitted storage and shelving.

Upstairs, the galleried landing incorporates an airing cupboard. The principal bedroom is a generous dual-aspect double with fitted wardrobes, whilst bedroom two is another double and bedroom three a single, both overlooking the garden. The contemporary family bathroom comprises a fitted WC and wash basin unit, additional storage, bath with rainfall and handheld shower attachments, and heated towel rail.

Outside, the south-facing garden features a spacious paved patio extending around the side of the property, with pergola and trellis. The remainder is mainly laid to lawn, with a raised sleeper-edged flower bed, garden shed and garage at the far end, providing direct access from the garden. To the front is a lawned garden and pathway to the entrance. Unrestricted on-street and lay-by parking is available, with potential for a private driveway subject to planning permission.

Horam offers local shops, cafés, a Co-op, doctors' surgery, veterinary practice and leisure facilities, including tennis courts, a golf club and countryside walks. Heathfield is approximately 2.9 miles away,

























Living Room
15'11" x 11'8" (4.85m x 3.56m)

Kitchen
14'8" x 9'7" (4.47m x 2.92m)

Bedroom One
13'10" x 10'1" (4.22m x 3.07m)

Bedroom Two
12'11" x 8'9" (3.94m x 2.67m)

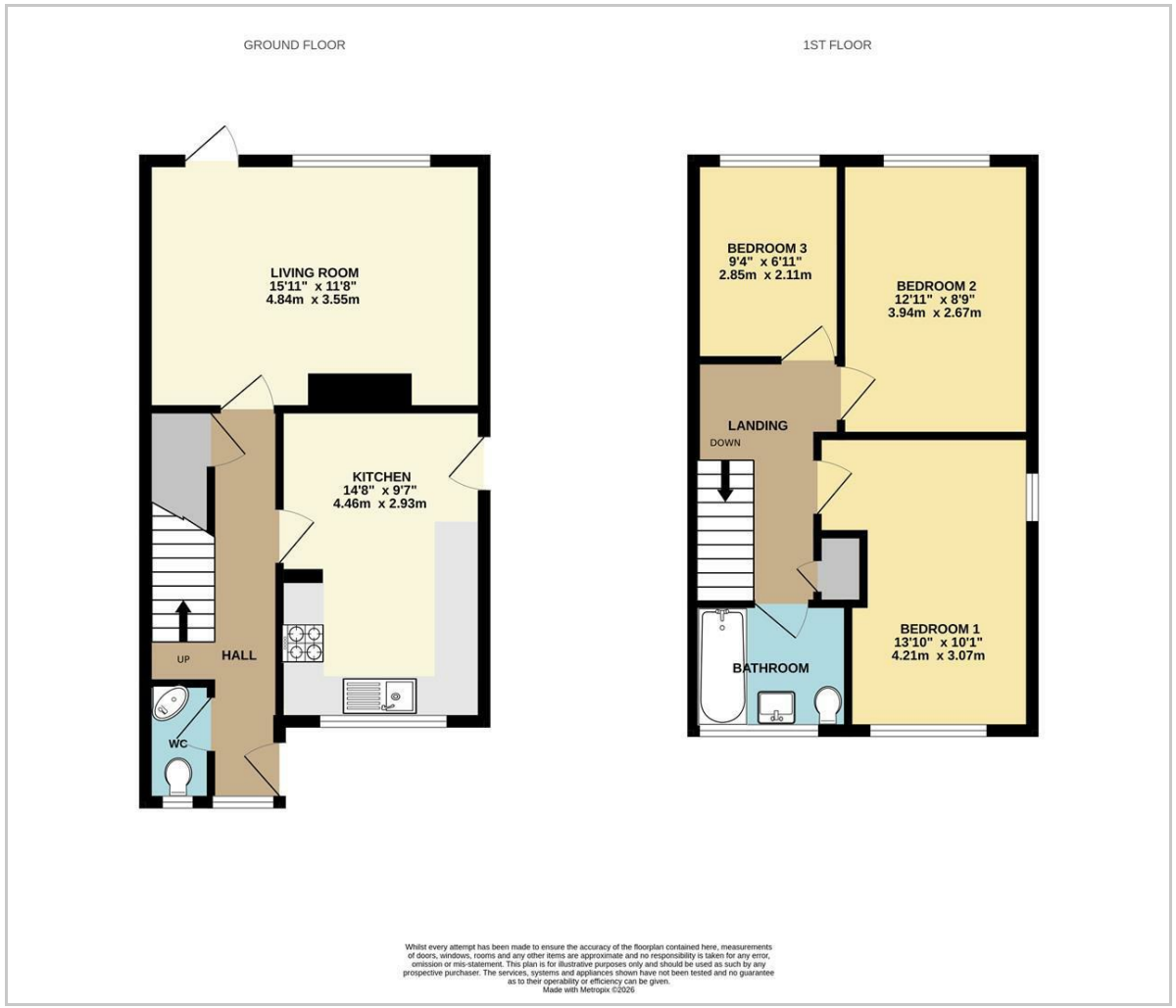
Bedroom Three
9'4" x 6'11" (2.84m x 2.11m)

Bathroom

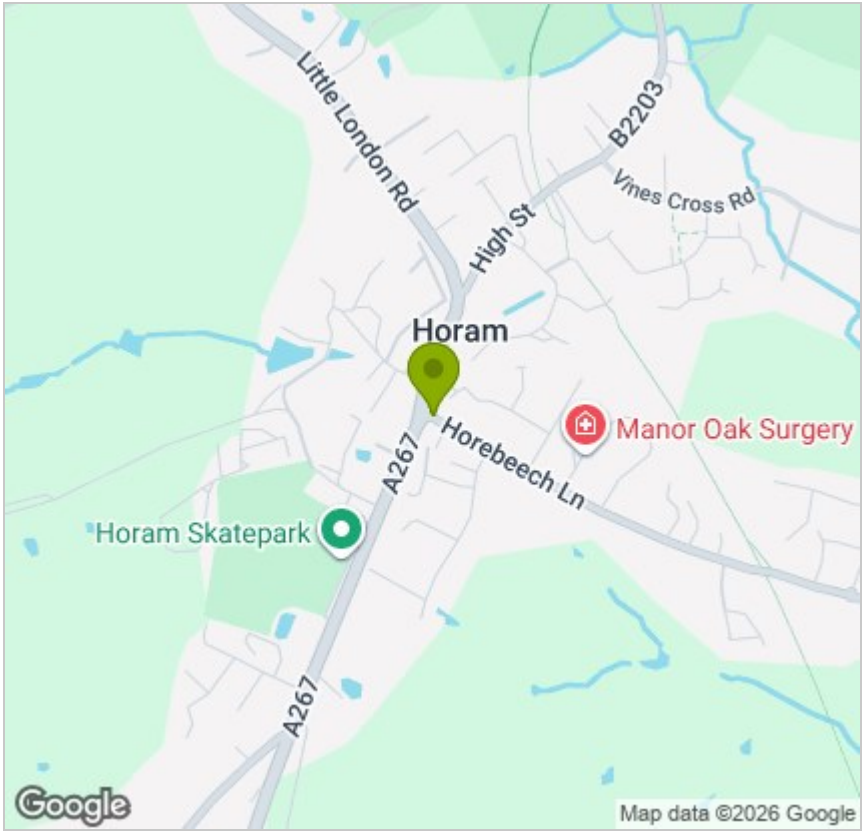
WC

Council Tax Band C - £2,425.27 Per Annum

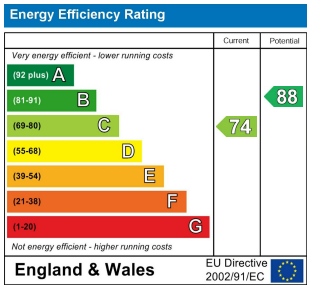
Floor Plan



Area Map



Energy Efficiency Graph



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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