

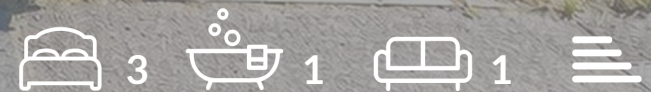


OAKFIELD



Grange Close, Horam, Heathfield, TN21 0EE

Price Guide £300,000



Grange Close, Horam, Heathfield, TN21 0EE

Guide Price £300,000 - £325,000

Nestled in a peaceful and highly sought-after residential area of Horam, this beautifully refurbished three-bedroom semi-detached home offers stylish and comfortable living throughout.

Ideally located just a short, pleasant stroll from Horam's village high street, the property enjoys the best of both worlds—peaceful surroundings combined with convenient access to a range of local amenities, including independent shops, cafés, and essential services.

The accommodation features a spacious lounge/dining room, a modern kitchen overlooking the rear garden, newly installed windows in part, replacement flooring throughout, and new internal doors, all contributing to the home's fresh and contemporary feel.

The family bathroom has also been tastefully updated, creating a stylish and modern space. Upstairs, all three bedrooms are well proportioned, offering flexible accommodation to suit a variety of lifestyles, whether for a growing family, visiting guests, or those working from home who require a dedicated office or hobby room.

Outside, the property benefits from a good-sized rear garden. A small patio provides the perfect spot for outdoor dining or enjoying a morning coffee, while the remainder of the garden is mainly laid to lawn. Side access leads conveniently to a garage en bloc.

Subject to the necessary permissions, there is potential to create a private driveway in addition to the garage. Further on-street parking is also available.





Dining Room

10'6" x 8'1" (3.20m x 2.46m)

Lounge

16'1" x 10'6" (4.90m x 3.20m)

Kitchen

8'11" x 7'11" (2.72m x 2.41m)

Bedroom One

13'5" x 9'7" (4.09m x 2.92m)



Bedroom Two

11'0" x 8'6" (3.35m x 2.59m)

Bedroom Three

9'8" x 6'9" (2.95m x 2.06m)

Bathroom

8'0" x 5'6" (2.45m x 1.68m)

Council Tax Band C - £2,425.27 Per Annum



Floor Plan

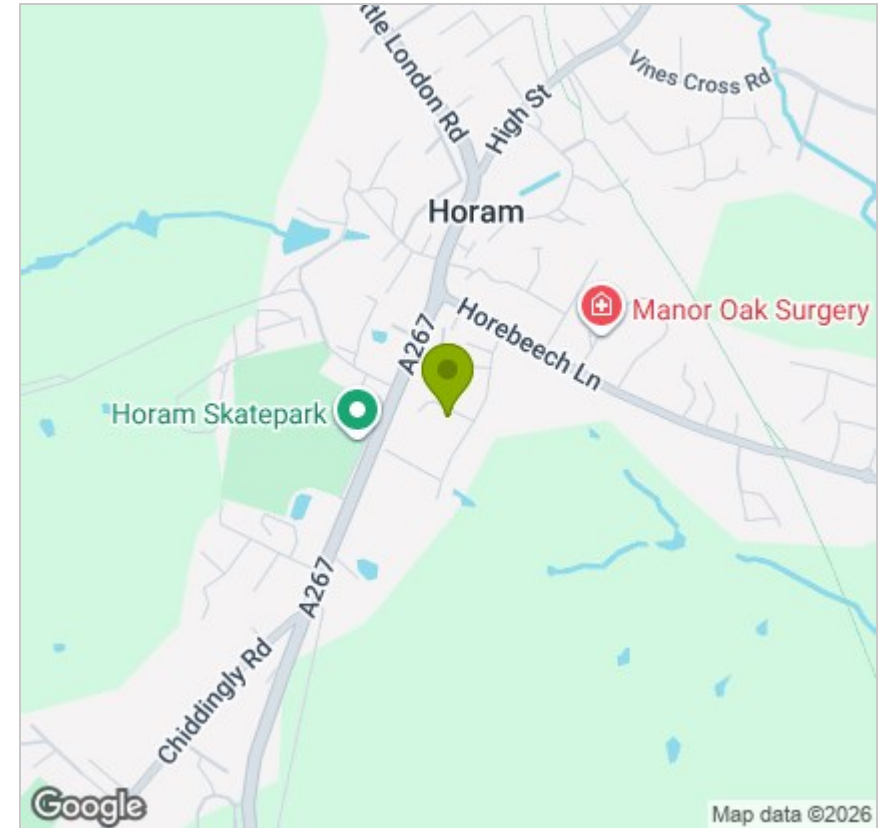


Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	