



OAKFIELD



Grange Close, Horam, Heathfield, TN21 0EF

Guide Price £300,000

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Nestled in a peaceful and highly desirable residential pocket of Horam, this three-bedroom semi-detached home has been cherished by the current owners for the past 26 years. Offering a wonderful opportunity for new owners to put their own stamp on the property.

Ideally located just a short, pleasant stroll from Horam's village high street, the home enjoys the best of both worlds—peaceful surroundings and convenient access to local amenities. A range of independent shops, cafes, and essential services are all within easy reach.

While the property would benefit from a degree of modernisation throughout, it does offer a well-proportioned layout. The generous kitchen/dining area serves as the heart of the home and offers direct access via a side door—ideal for busy family life and entertaining.

The bathroom has been tastefully updated in recent years, providing a more contemporary space, while the remainder of the home offers a fantastic canvas for further enhancement.

Upstairs, the accommodation continues to impress. The spacious and light-filled principal bedroom features built-in wardrobes, providing excellent storage and maintaining a clutter-free environment. All three bedrooms are well-sized, offering flexibility to suit a range of lifestyles—whether accommodating a growing family, guests, or those working from home who require a dedicated office or creative space.

Externally, the home enjoys a good-sized rear garden, offering a blank canvas for landscaping or personalisation. A small patio area provides the perfect spot for outdoor dining or morning coffee, while the rest of the garden is mainly laid to lawn, interspersed with mature shrubs. Side access leads conveniently to both the driveway and garage.

Parking is well catered for, with a shared driveway offering off-street parking for one vehicle, in addition to a private garage. Further on-street parking is also available.





Kitchen

14'11" x 9'8" (4.55m x 2.95m)

Living Room

15'10 x 11'9 (4.83m x 3.58m)

Bedroom 1

13'6 x 8'9 (4.11m x 2.67m)

Bedroom 2

12'10 x 8'9 (3.91m x 2.67m)

Bedroom 3

10'0" x 6'11" (3.05m x 2.13m)

Cloakroom

5'6" x 2'7" (1.70m x 0.79m)

Council Tax Band C - £2,319.00 Per Annum



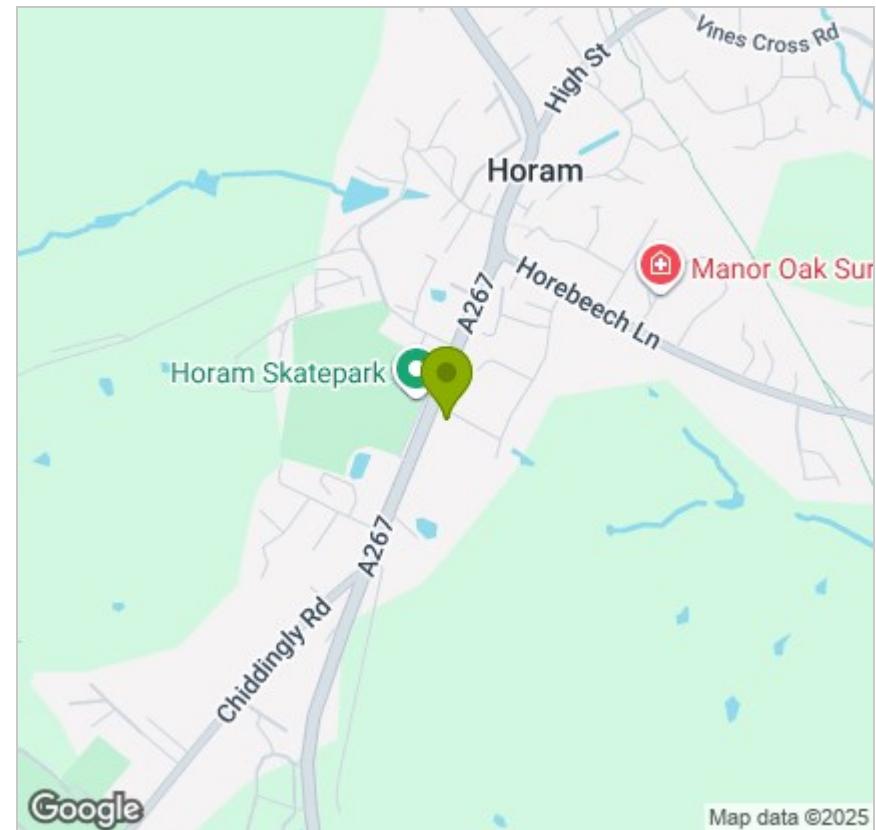
Floor Plan



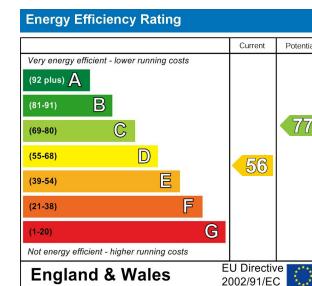
Viewing

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

Area Map



Energy Efficiency Graph



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