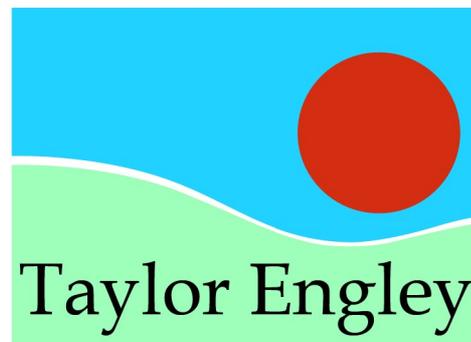


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000
Fax: (01323) 440750

hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk



6 Bridge Close, Horam, East Sussex, TN21 0HJ
Offers In Excess Of £299,000 Freehold

The Heathers is a CHAIN FREE three bedroom detached bungalow, situated in a sought after cul-de-sac location in the village of Horam. Although requiring modernisation, the bungalow offers spacious living accommodation and is set within a good size plot. The large rear garden is a particular feature of the property and wraps around the rear and side of the bungalow, enjoying a wide variety of shrubs and trees. EPC = D



*** ENTRANCE HALL * LIVING ROOM * KITCHEN * SIDE PORCH * THREE BEDROOMS * BATHROOM
* WC * GARAGE * LARGE GARDEN ***

The village of Horam is situated in the Weald of Sussex. The village offers a variety of local shops public houses and amenities. The southern slopes of the High Weald Area of Outstanding Natural Beauty touch Horam on it's northern fringe, offering numerous scenic walks.



FRONT DOOR TO:

ENTRANCE HALL

Built-in storage cupboard, cupboard housing gas warm air boiler, hatch to loft space.

LIVING ROOM

20'2" x 12'1" (6.15m x 3.68m)

Double aspect room with double glazed window to side and patio doors to rear. Telephone and television points, electric fire, door to:

BEDROOM THREE

8'6" x 7" (2.59m x 2.13m)

Double glazed window with outlook to rear.

KITCHEN

10'6" x 8'6" (3.20m x 2.59m)

Fitted with a range of cupboards and drawers, sink unit, space for cooker, window to side, door to:

SIDE PORCH

Plumbing for washing machine, tap, doors to front and rear.

BEDROOM ONE

14'7" x 9'2" (4.45m x 2.79m)

Double aspect room with double glazed windows to front and side, telephone point, built-in double wardrobe cupboard, airing cupboard housing hot water cylinder.

BEDROOM TWO

11'7" x 8'3" (3.53m x 2.51m)

Double glazed window with outlook to front.

BATHROOM

Suite comprising washbasin, bath with shower over, part tiled walls, double glazed window to side, heated towel rail.

W.C.

Low level WC, washbasin, double glazed window to side.

GARAGE

Up and over door to front.

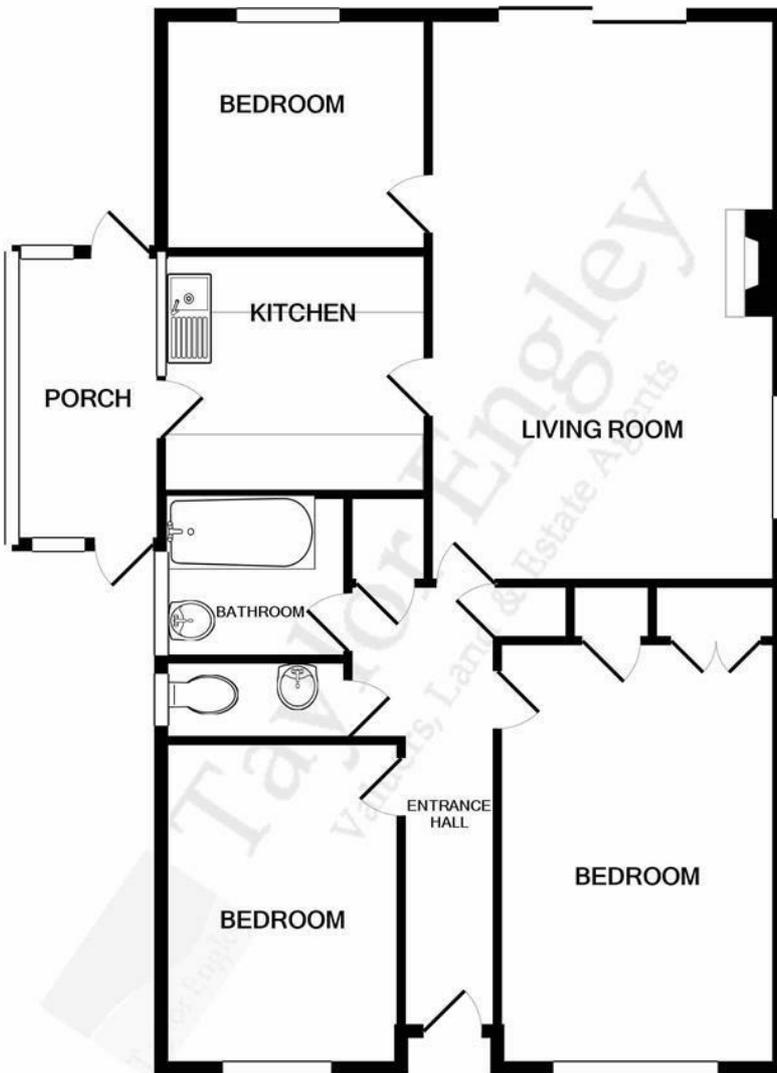
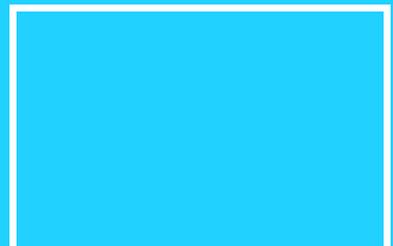
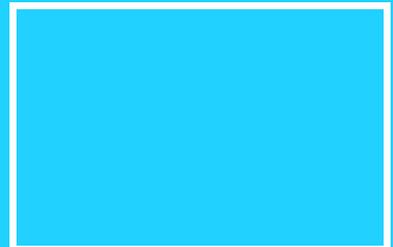
GARDEN

Gardens to front and rear. The large rear garden is a particular feature of the property and wraps round the rear and side, offering lawned areas, patio, greenhouse and a variety of shrubs, flowers and trees.

MEASUREMENT DISCLAIMER

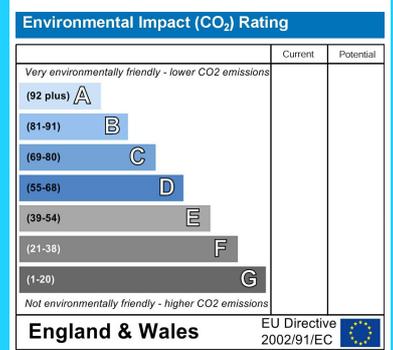
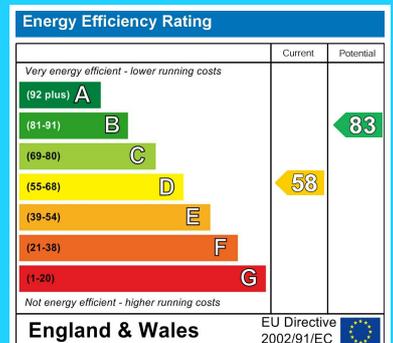
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.





TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 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
Made with Metropix ©2021



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226

