



Acadia

Swansbrook Lane, Horam, East Sussex, TN21 0LD

SAMUEL & SON
CHARTERED SURVEYORS

ACADIA

SWANSBROOK LANE, HORAM, EAST SUSSEX, TN21 0LD

A delightful three bedroom detached house built by the Lions Green Building Company in the late 1920's with a large garden, detached garage and workshop set on a country lane in a quiet rural location

Accommodation:

Entrance hall • Sitting room • Open plan kitchen/dining room • Utility room
Cloakroom • Three bedrooms • Family Bathroom

Outside:

Detached garage/workshop • Good-size front and rear gardens

Guide £550,000

Situation

The property is situated in a quiet country lane which runs off the A267 – about 2 miles to the south of the village of Horam which offers day to day shopping facilities, including a Co-op convenience store, dentist, doctors, village inn, vet, tennis courts, bowling green, village hall, café and one or two smaller general shops. The property is not far from the Cuckoo Trail which offers walking and cycling along the former railway line from Heathfield to Eastbourne Park and it is very close to Wellshurst Golf Club.

The towns of Heathfield and Hailsham are about 4.5 and 5 miles away, respectively - both providing a good range of shopping facilities with notably larger supermarkets and independent retailers and a number of restaurants and cafes. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles with the larger coastal towns of Brighton and Eastbourne being reached within approximately 45 and 25 minutes by road respectively.

The area is well served with schooling for all age groups. Primary, secondary and tertiary education are provided at Heathfield and Hailsham, with village primary schools at Maynards Green and Hellingly. Private schools

include Bede's at Upper Dicker, St Andrew's Prep, Eastbourne College, Bede's Prep and Rodean Moira House School all at Eastbourne.

Train stations at both Polegate (8 miles) and Buxted (11 miles) are within an easy drive, both providing regular train services to London.

Description

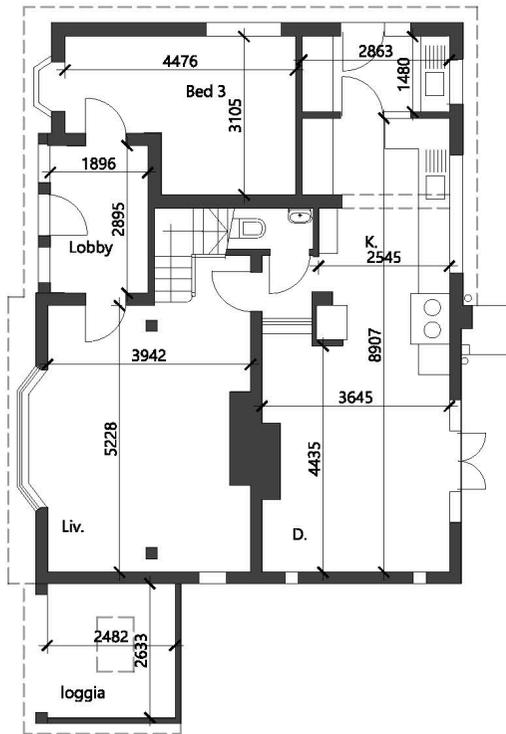
A delightful three bedroom detached house built by the Lions Green Building Company in about 1928, set centrally in a large plot of almost half an acre surrounded by attractive gardens, together with a substantial detached garage and workshop set in a quiet rural location between Hellingly and Horam.

Accommodation

The property retains much of its original charm and many of the characteristics of Lions Green houses such as attractive brick fireplace surrounds, parquet flooring, wood panelling and oak front door.

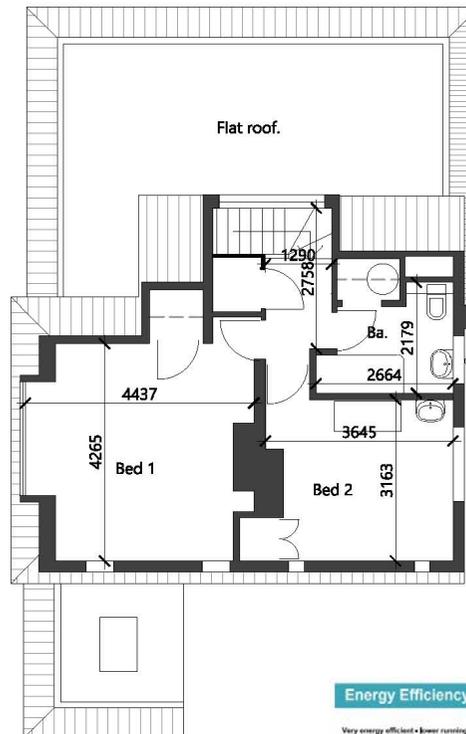
The accommodation would benefit from updating but provides excellent potential to extend into a sizable four bedroom family home for which the owner has had plans produced.





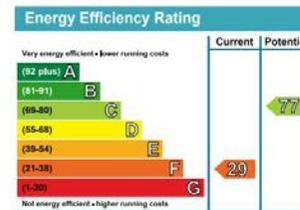
82m² GIA

Ground floor 1:100



45m² GIA

First



The house is arranged with two bedrooms and a bathroom on the first floor; on the ground floor is the third bedroom, a large sitting room with panelled walls and attractive fireplace and a very good size open-plan kitchen and dining room which opens directly onto the garden. Additionally there is a small utility/boot room and a separate WC.

Outside

A relatively long, gated driveway off Swansbrook Lane leads to the detached garage and workshop to the left of the house and provides parking.

There is a sizable front garden with a large pond and a substantial rear garden which is bordered by mature hedging and trees. At the foot of the garden is separate former vegetable garden with greenhouse.

GENERAL PROPERTY INFORMATION

Services

Mains electricity and water, private drainage, oil fired central heating and hot water.

Local Authority

Wealden District Council. www.wealden.gov.uk

Outgoings

Council Tax Band 'E'.

Viewing

Strictly by prior appointment with the Vendor's Sole Agent, Samuel & Son, Horam.



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