



Grange Close

Horam, East Sussex, TN21

SAMUEL & SON

CHARTERED SURVEYORS

# Grange Close

HORAM, EAST SUSSEX, TN21

A three bedroom, semi-detached house with garaging conveniently located close to the centre of the village and with the benefit of a single garage, off-road parking and a private garden.

Entrance Hall | Sitting Room | Cloakroom/Utility Room | Kitchen/Dining Room  
Reception Room | 3 Bedrooms | Bathroom | Garage | Off-Road Parking | Garden

**Guide £330,000 freehold**

## Description

A newly refurbished 3 bedroom, semi-detached house, originally built in the 1970s, providing practical accommodation over two floors together with good-size front and rear gardens and a single, lock-up garage. The front garden provides off-road parking space, and the rear garden gives direct access to the garage.

The accommodation briefly comprises a sizable entrance hall with under-stair cupboard housing the gas boiler, sitting room with feature fireplace, a large 'L'-shaped open-plan kitchen and dining room and a separate cloakroom/utility room. The kitchen is equipped with extensive wall and floor units with integrated electric oven, hob, slimline dishwasher, and extractor. Double doors open onto the garden from the dining room area and there is a separate door giving access to the side of the house next to the cloakroom.

There are three bedrooms on the first floor – two doubles and a single and an attractive family bathroom room with wash hand basin, WC and bath with electric shower over. On the landing there is an airing cupboard housing the hot water tank and a loft hatch.

## Outside

The front garden provides an area for off-street parking and gives direct access down the side of the house to the rear garden. The rear garden has a patio area and lawn and direct access into the single garage.

Grange Close is situated in a peaceful close within an easy walk of the centre of the village.

## Location

The village has a good range of amenities for day-to-day needs including a post office, dentist, doctors surgery, pharmacy, village inn, small Co-op supermarket, veterinary surgery, hairdressers and butchers and access to the Cuckoo trail which provides scenic and traffic free walking and cycling along the former railway line from Heathfield to Eastbourne Park. There is also a recreation ground, tennis club, junior football club and lawn bowls club. Also close by is Horam Manor which is a very popular attraction providing nature trails, horse riding, fishing, a café and a number of former farm buildings which cater for a variety of artisan businesses

The market town of Heathfield is 2.5 miles to the north and has wider range of shops and services together with four national supermarket chains. Tunbridge Wells is about 17 miles and the coast at Eastbourne about 15 miles.

Main line train stations with direct services to London are available at Buxted, Stonegate and Polegate, all within 10 miles. There are also bus routes that serve the village linking to surrounding towns.

There is a primary school in the neighbouring village of Maynards Green whilst Heathfield offers a range of state schooling for all ages.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

## Services

Mains gas, electricity, water and drainage.

## Outgoings

Council Tax Band 'C'

## Local Authority

Wealden District Council [www.wealden.gov.uk](http://www.wealden.gov.uk)

## Energy Performance

EPC rating 'D'

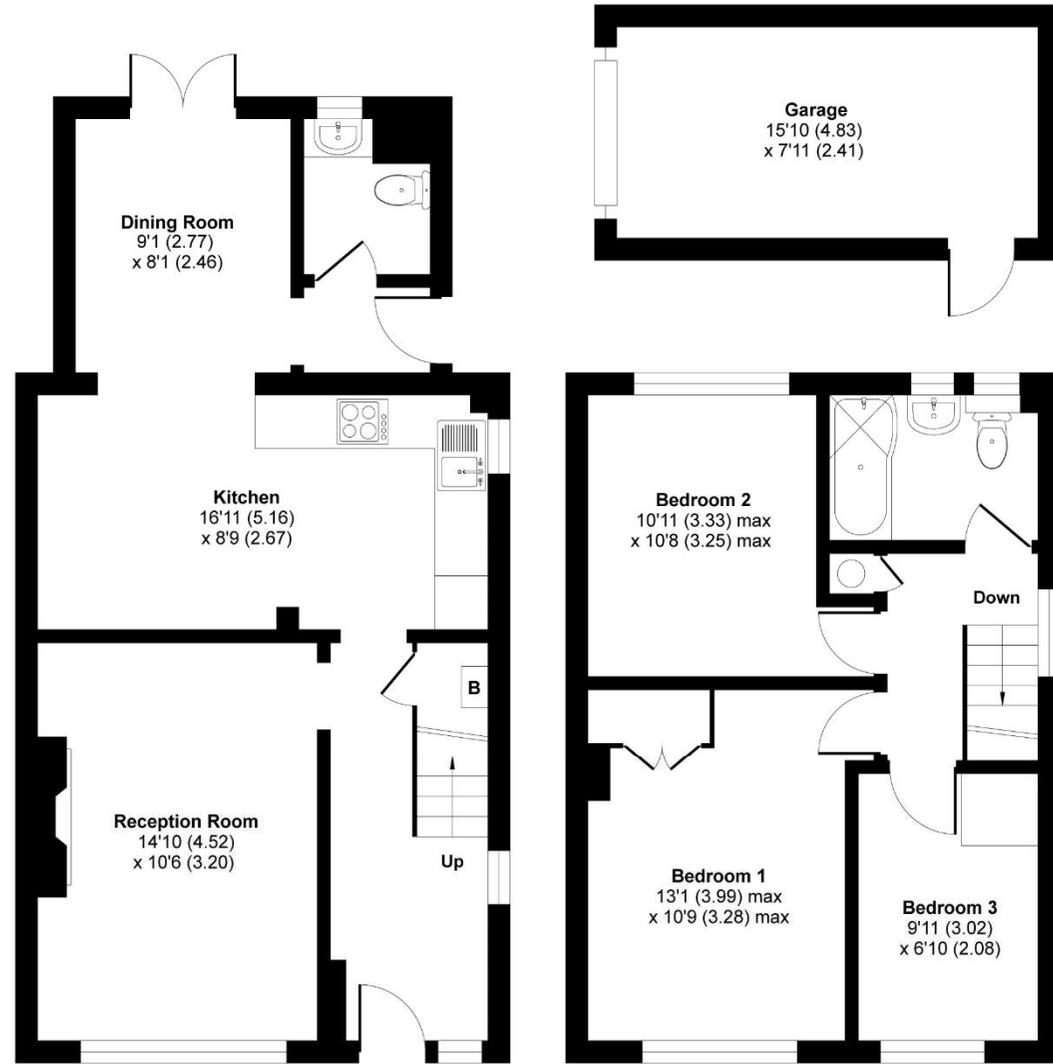
## Tenure

Freehold

# Grange Close, Horam, Heathfield, TN21

Approximate Area = 1077 sq ft / 100 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Samuel and Son. REF: 823812



**SAMUEL & SON**  
CHARTERED SURVEYORS

01435 810077 [sales@samuelandson.co.uk](mailto:sales@samuelandson.co.uk)  
Bank House, High Street, Horam, East Sussex, TN21 0EH  
[www.samuelandson.co.uk](http://www.samuelandson.co.uk)