



2 bedroom Apartment | Offers in Excess of £195,000
The Grange, Horam, East Sussex, TN21 0JG

Foresters

Description

NO CHAIN. A CHARACTER FILLED two bedroom GROUND FLOOR FLAT with a SHARE OF THE FREEHOLD, its own PRIVATE ENTRANCE and HIGH CEILINGS. Boasting a wealth of character, A LARGE COMMUNAL GARDEN and allocated parking. Horam High Street is only a few minutes away and access to the Cuckoo Trail nearby. 15 Minutes to mainline stations.

Located in a character-filled converted house, with a handful of other properties, this two bedroom ground floor flat benefits from its own private entrance as well as the communal entrance used by the other flats in the building. A welcoming entrance hall provides access to the living accommodation and bathroom. The lounge is spacious and has a decorative fireplace (previously used as a gas fireplace but could be lined for a log burner) and large double doors opening to the impressive communal gardens. The kitchen/diner contains a variety of storage units with an electric hob and space for a washing machine, tumble dryer, and fridge/freezer. Large pantry cupboard and finished with tiled flooring. Bedroom one is a double with wood effect laminate flooring and two windows allowing plenty of light. Bedroom two is also a double and has built-in wardrobe space. The bathroom has a modern suite, comprising a bath with shower attachment, pedestal wash basin and w.c., and is finished with a combination of tiles and shower boarding.

Outside: Extensive communal grounds surround the building, which is mainly laid to lawn with established borders containing a mixture of trees, plants and shrubs and patio areas. A



- NO CHAIN
- SHARE OF THE FREEHOLD
- PERIOD PROPERTY CONVERSION
- PRIVATE ENTRANCE
- EXTENSIVE COMMUNAL GROUNDS
- SHORT WALK TO HORAM HIGH STREET
- DOUBLE DOORS TO COMMUNAL GARDEN
- 15 MINUTES TO MAINLINE STATION
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING FOR TWO VEHICLES

picnic bench, greenhouse and vegetable patch are also located within the grounds, with a useful gate providing access to the road, allowing access to Horam High Street in a few minutes. Parking for two vehicles in allocated parking spaces.

Gas Fired Central Heating. Mains Drainage.
Lease Term: 125 Years from Jan 2013 (112 Years Remaining)
Share of the Freehold.
£90pcm Maintenance Charges.

Situated off Grange Close, a popular cul de sac within walking distance of Horam High Street with its village shops, small Co-Op supermarket, doctors, vets and dentist. A regular bus services runs to Heathfield, Eastbourne and Tunbridge Wells. There is a local primary school in the adjoining hamlet of Maynards Green and also in Heathfield along with a Community College. Horam also has tennis courts, a golf course, bowling club, riding school and cafes. Heathfield has a larger range of amenities including larger supermarkets.

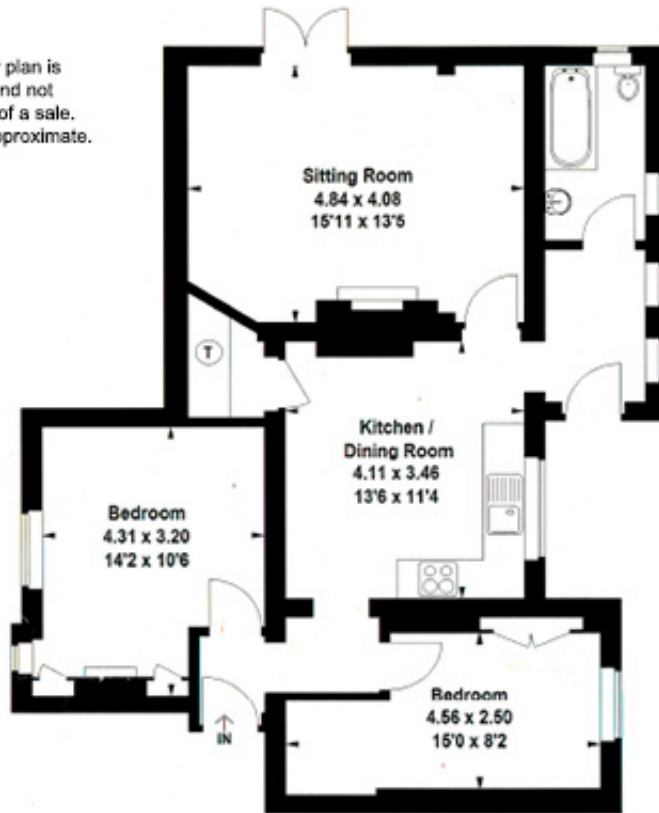
Directions: From our offices in Heathfield, proceed in a westerly direction taking the first turning left into Station Road. Drop down the hill to the traffic lights and turn right onto the Hailsham Road passing the shops and continuing on through Maynards Green into Horam. At the junction with the main Eastbourne Road, continue southwards and take the first turning left into Horebeech Lane, then right into Grange Close. Take the first right and continue to the end of the road, turning left at the bottom which will lead into The Grange.



Agents Note:

Please note that these details have been prepared as a general guide and do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and should not be relied upon. Any verbal statements or information given about this property, again, should not be relied on and should not form part of a contract or agreement to purchase.

Please note: this floor plan is for illustration only and not to be relied on as part of a sale. All measurements are approximate.



Approx Internal Floor Area 828 sq ft (76.9 sq m)

PRS Property Redress Scheme

safeagent

Foresters

17 High Street, Heathfield, East Sussex, TN21 8LU

☎ 01435 865477

✉ info@foresters.agency

🌐 www.foresters.agency

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