



98 Grange Close, Horam, Heathfield, East Sussex TN21 0EG



This lovely 3 bedroom semi-detached property has come to the market chain free and with its own garage for that extra storage. Situated on the fringes of the picturesque village of Horam, this property enjoys a peaceful setting while remaining within easy walking distance of local amenities. Just a few hundred yards away lies the renowned Cuckoo Trail—ideal for scenic walks, cycling, and fresh air escapes into the East Sussex countryside. Families will appreciate the nearby recreation ground, complete with a well-equipped children's play area and tennis club. For those seeking outdoor pursuits, fishing lakes and an equestrian centre are also just moments away, offering a wealth of leisure options right on your doorstep.

GROUND FLOOR

- HALLWAY
- SITTING ROOM
- KITCHEN/DINER

FIRST FLOOR

- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM

VIEWING HIGHLY RECOMMENDED

Description

AP Estate Agents are delighted to present this superbly located home in Grange Close, Horam Positioned within easy walking distance of the charming village centre and the scenic Cuckoo Trail, this well-proportioned property offers a fantastic blend of comfort and convenience. Internally, the accommodation comprises a lounge, a well-appointed kitchen with room for dining, three bedrooms, and a contemporary family bathroom. Outside, the property enjoys direct access to a single garage located in a nearby block—perfect for secure parking or additional storage—with access available via the rear garden. This is a wonderful opportunity to secure a home in a sought-after location with countryside walks, village amenities, and leisure facilities all close at hand.

INSIDE THE PROPERTY

Upon entering, you're greeted by a generously sized hallway ideal for welcoming guests, with the added benefit of a built-in cupboard for coats and shoes, plus useful understairs storage. The living room enjoys a bright double aspect, with two large windows overlooking the front garden and flooding the space with natural light. A charming fireplace sits as a focal point; currently ornamental, it retains a chimney should you wish to install a log burner and create a cosy ambience. To the rear of the property, the kitchen is a cheerful and practical space, featuring cream shaker-style units paired with a rich wood-effect worktop. Thoughtfully designed to maximise storage, it offers a range of drawers, wall and base units, and comes complete with integrated appliances including a fridge freezer, dishwasher, built-in electric oven, gas hob, and extractor fan above. The kitchen also benefits from space for a small dining table, making it perfect for everyday meals or entertaining. Large double doors open directly onto the garden, seamlessly blending indoor and outdoor living.

The property has been very well looked after and is presented to a excellent standard throughout.

UPSTAIRS

Stairs rise from the hallway to a galleried landing, offering access to the loft and all first-floor rooms. The principal bedroom is positioned at the front of the property and benefits from built-in wardrobes with overhead cupboards, providing excellent storage. Dual aspect windows allow for an abundance of natural light, enhancing the sense of space. Bedroom two is another generous double, also enjoying a dual aspect and ample room for freestanding furniture. The airing cupboard is located here, housing the Alpha boiler. The third bedroom is a single, ideal as a child's room, home office, or dressing room, and features a handy shelf above the stair bulkhead. The family bathroom is finished in a contemporary style, featuring a white suite with a panelled bath and overhead shower, complemented by a striking dark tiled splashback. A sleek white gloss vanity unit with countertop basin and storage below, low-level WC, and white heated towel rail complete the space.

OUTSIDE

To the front, the property enjoys a well-tended garden area with steps leading down from the pavement and a pathway guiding you to the entrance. A delightful mix of flowers and shrubs provides year-round colour and interest, while a secure side gate offers convenient access to the rear garden. The rear garden benefits from a desirable south-easterly aspect, enjoying plenty of sunshine throughout the day. A covered lean-to structure sits above the patio, offering a sheltered spot for outdoor dining or relaxation—whatever the weather.





CONTINUED

The garden itself is laid with low-maintenance Astro turf and enclosed by perimeter fencing for privacy. A rear access door to the garage block is visible from the garden, additional passageway to the side—complementing the gated access from the front.

LOCATION

This property is ideally located just a short stroll from the scenic Cuckoo Trail—a popular footpath and bridleway stretching from Polegate to Heathfield, perfect for walking, cycling, and horse riding. The nearest village, Horam, offers a range of everyday amenities including local shops, a dentist, doctors' surgery, and veterinary practice. Leisure enthusiasts will appreciate the nearby nine-hole golf course, tennis courts, fishing lakes, and equestrian facilities, all within easy reach. Approximately four miles away, the bustling market town of Heathfield provides a comprehensive selection of shops, including major supermarkets such as Sainsbury's, Co-op, Waitrose, and Tesco Express. The town also boasts a variety of cafés, restaurants, and essential services. Families are well catered for, with several primary schools, a highly regarded secondary school, and a leisure centre with swimming pool. The larger town of Hailsham, around five miles away, offers an even broader range of shopping and recreational options, making this location both convenient and well-connected.

Other notable locations nearby include Brighton (24 miles), Royal Tunbridge wells (15 miles), Eastbourne (14 miles), Hastings (18 miles), Gatwick airport (32 miles). Nearby railway services can be found at Wadhurst, Stonegate, Buxted and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour.

DIRECTIONS: <https://w3w.co/courier.overture.contracting>

Local Authority: Wealden

Services (not checked or tested): Mains Gas, Electric, Water and Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: C

Offers in Excess of £315,000

Viewings

By Appointment Only

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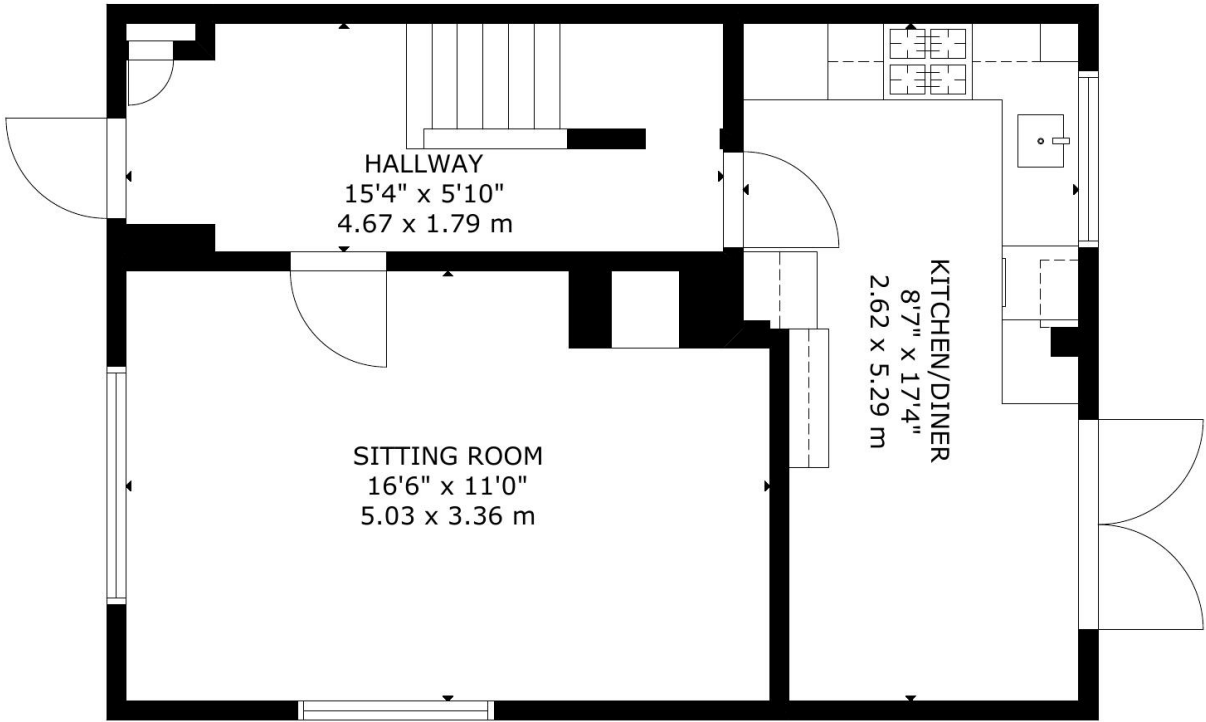
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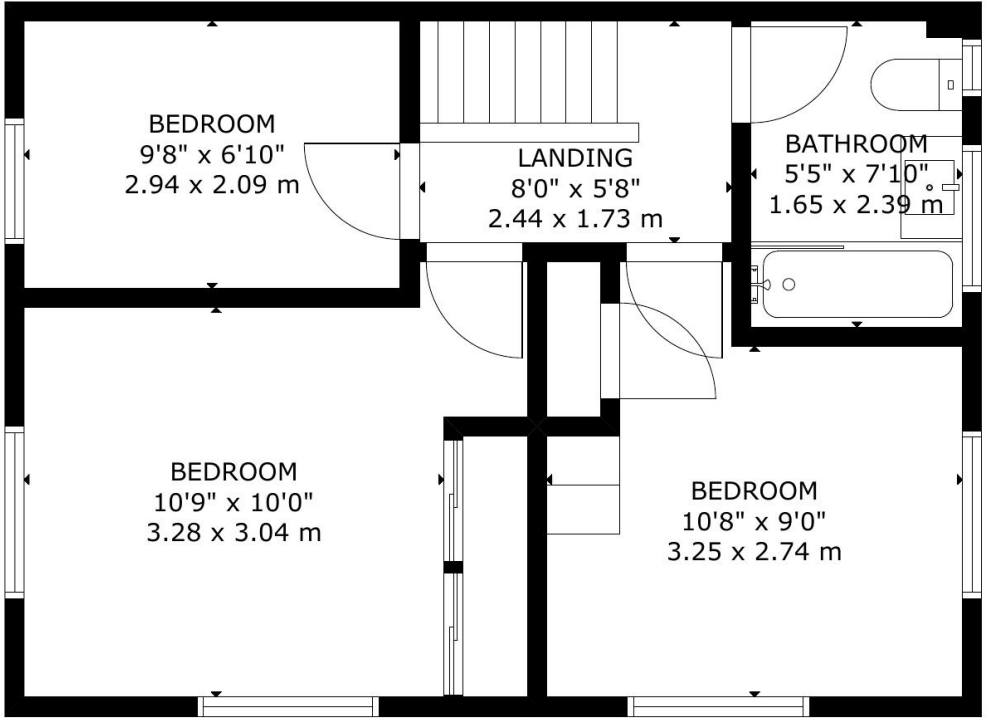
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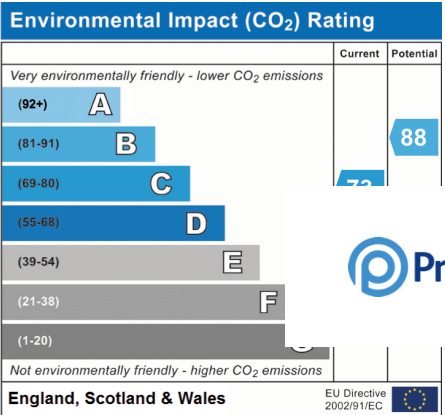
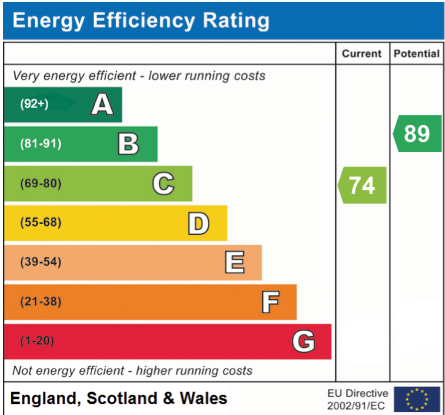


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 78 m²/841 sq.ft
FLOOR 1: 39 m²/424 sq.ft, FLOOR 2: 39 m²/417 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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