



First Floor Flat

High Street, Horam East Sussex, TN21

SAMUEL & SON
CHARTERED SURVEYORS

FIRST FLOOR FLAT

HIGH STREET, HORAM, TN21

A conveniently located first floor flat with spacious living room, newly refurbished.

Accommodation:

- Sitting Room • Kitchen
- One Bedroom • Bathroom • First Floor
- Newly Refurbished • EPC D
- High Street Location

Guide £775pcm

Description

The overall first floor accommodation enjoys a social position on the High Street with private entrance. The property has been newly refurbished to create a modern feel with good size living room area and double bedroom. The kitchen, which has also been recently refurbished to a high standard comes with ample storage space, built in fridge/freezer, slimline dishwasher, electric oven and hob, extractor fan and slimline dishwasher.

The bathroom consists of a tiled bath wall with electric overhead shower, modern wood laminate flooring and space with washing machine tucked away to provide more practical space.

Situation

The property is situated in a central village location on Horam High Street; the village has a good range of shops and services providing for day-to-day needs with, a post office, dentist, doctors surgery, pharmacy, village inn, small Co-op supermarket, veterinary surgery, convenience store, hairdressers and a butcher. The village is on the route of the renowned Cuckoo trail which provides scenic and mostly traffic free walking and cycling along the former railway line from Heathfield to Eastbourne and there is a recreation ground, tennis club and junior football club.



Gross Internal Area : 63.7 sq.m (685 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band

Council Tax Band 'B'

Local Authority

Wealden District Council www.wealden.gov.uk

Tenancy

The property is offered for an initial term of 6 months under an Assured Short hold Tenancy. Available from August 2022 unfurnished. The Tenant will be responsible for all outgoings

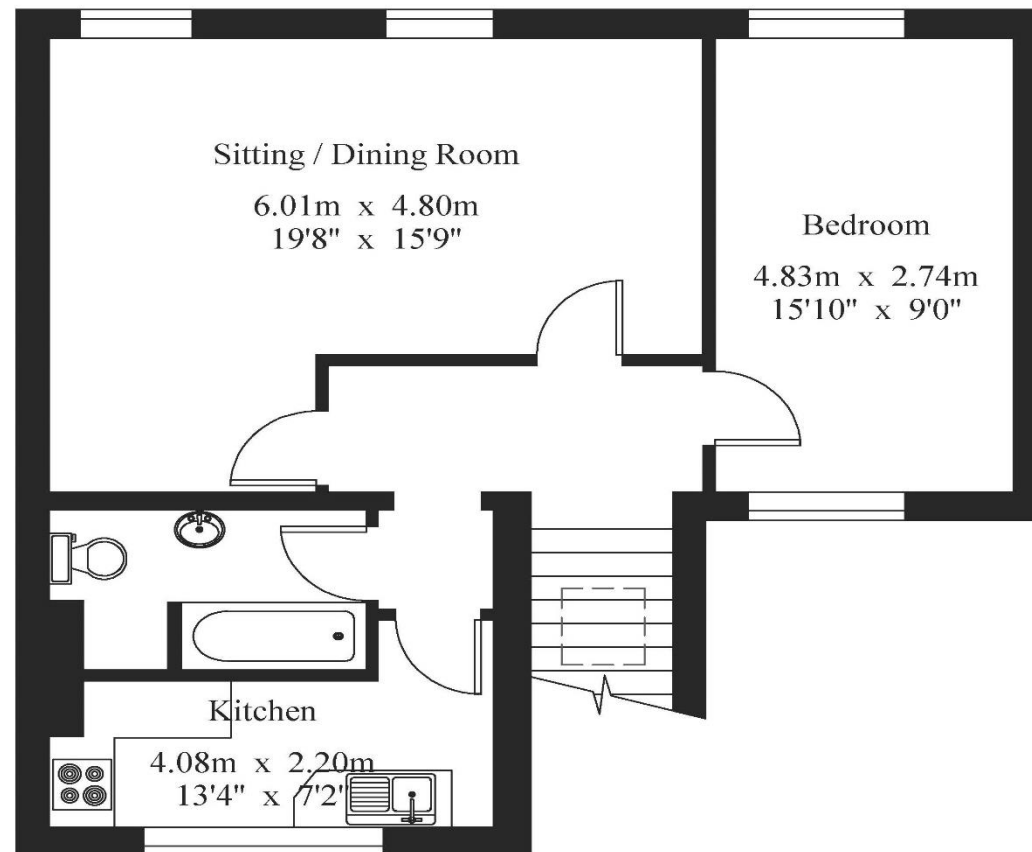
Viewing

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

Tel: 01435 810077.

Email: lettings@samuelandson.co.uk

IMPORTANT NOTICE: We would like to inform prospective tenants that these particulars have been prepared as a general guide only and do not form part of any offer or contract. A detailed survey has not been carried out, nor the services, appliances and fittings tested. It should not be assumed that the property has all necessary planning, building regulation or other consents. Room sizes should not be relied upon for furnishing purposes and are approximate. The text, images and plans are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property and satisfy yourselves of its suitability by inspection or otherwise.



First Floor