

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Merrydown Way, Horam, TN21 0FJ

- Upper Floor Apartment
- 2 Double Bedrooms
- No Onward Chain
- Open Plan Lounge/Kitchen
- Allocated Parking
- Village Location



EPC RATING

Current:

84 | B

Potential:

84 | B

£230k - £240k



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This beautifully presented two-bedroom upper floor apartment is offered to the market in great condition throughout and benefits from an allocated parking space, along with ample visitor parking. Ideally situated in the popular village of Horam, the property is within comfortable walking distance of the high street and its range of local shops and amenities. A particular feature of the apartment is its bright and airy feel, enhanced by a front-to-back layout that allows natural light to flow throughout the accommodation. The spacious kitchen/living room is a real highlight, enjoying a triple aspect that creates a wonderful sense of space and light, together with a Juliet balcony. Both bedrooms are impressively proportioned, offering generous space that sets this apartment apart and provides flexibility for a variety of needs, whether as comfortable sleeping accommodation, a guest bedroom or a home office. The welcoming hallway also benefits from a large storage cupboard, providing valuable practical storage. Combining well-maintained interiors, excellent natural light, generously sized bedrooms, convenient parking and a sought-after village location, this appealing apartment would make an ideal first-time purchase, investment opportunity or home for those looking to downsize. Offered for sale with no onward chain, early viewing is highly recommended.

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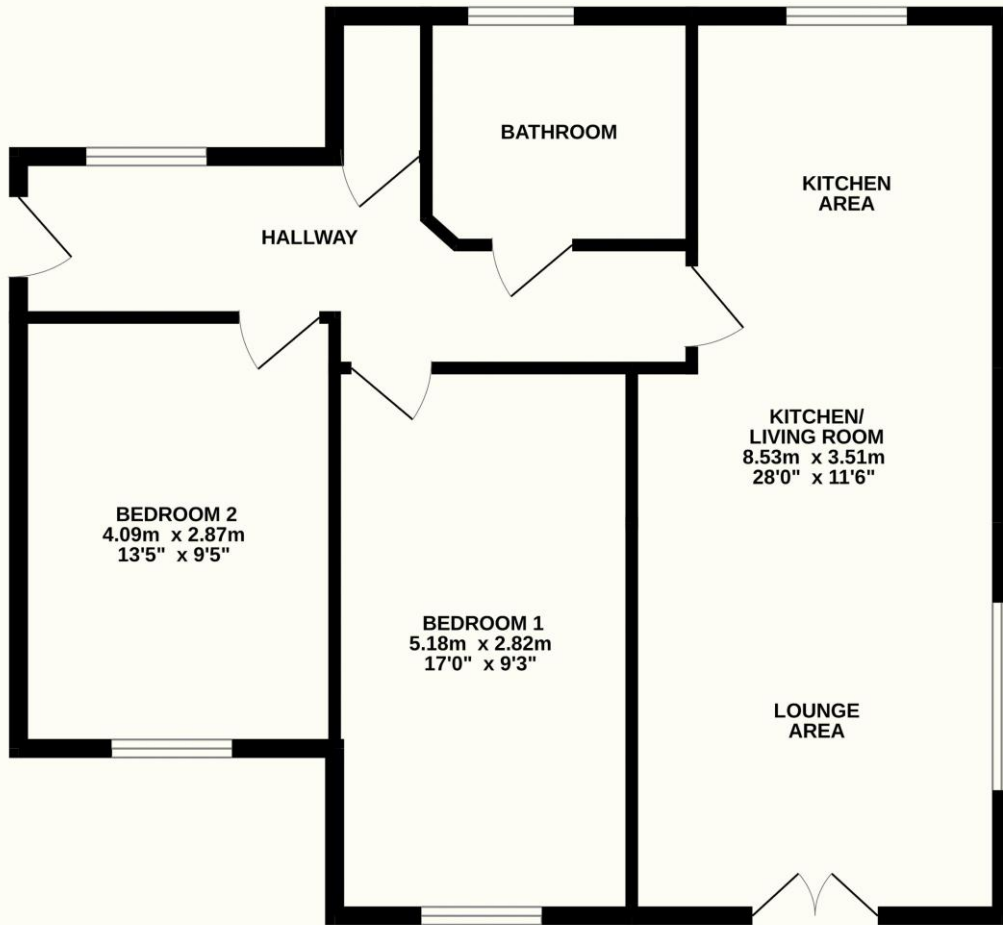




TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

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TENURE: LEASEHOLD

COUNCIL TAX BAND: B

MAINTENANCE/SERVICE CHARGE/GROUND RENT: £758.28 every 6 months

LEASE: 115 years

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info@peteroliverhomes.co.uk

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily