



POPPY DRIVE
HORAM, HEATHFIELD - £490,000



WOOD & PILCHER
Sales, Lettings, Land & New Homes

20 Poppy Drive

Horam, Heathfield, TN21 9BL

Entrance Hall - Utility/Cloakroom - Sitting Room - Study - Kitchen/Diner - First Floor Landing - 4 Bedrooms - Family Bathroom - Master Bedroom With En-Suite Dressing Area & En-Suite Shower Room - Garden - Single Garage With Driveway To The Front Providing Additional Parking

A beautifully appointed 4 bedroom link detached family home situated on the edge of a desirable development in the village of Horam built in 2021 with countryside views to the rear from the first floor and also with the nearby 'Cuckoo Trail' which is popular with walkers and cyclists alike. The bright and airy accommodation features a spacious kitchen/diner with integrated appliances and bi-fold doors leading to the garden, a sitting room and study plus the master bedroom has an en-suite shower room and dressing area. A single garage set back to the side is approached via a driveway providing additional parking.

ENTRANCE HALL:

Wood effect flooring. Under stairs storage cupboard. Radiator.

UTILITY/CLOAKROOM:

Double glazed window. Wood effect worktop. Wall cupboards. Space for washing machine and tumble dryer. Wood effect flooring. Pedestal wash basin with tiled splashback. Extractor fan. Radiator.

SITTING ROOM:

Dual aspect with double glazed windows. Radiators.

STUDY:

Double glazed window. Radiator.

KITCHEN/DINER:

Double glazed windows overlooking the garden and double glazed bi-fold doors opening onto the garden. Range of cream fronted matching wall and base cupboards. Wood effect worktops with inset 5 burner gas hob and stainless steel extractor hood above. Built-in double oven. Integrated fridge/freezer and dishwasher. Inset one and a half bowl stainless steel sink. Concealed lighting. Matching cupboard housing the gas fired combination boiler. Inset spotlights. Wood effect flooring. Radiator. Dining area.



STAIRS LEADING TO THE FIRST FLOOR LANDING:

Built-in linen cupboard.

MASTER BEDROOM:

Double glazed windows. Radiator.

DRESSING AREA:

Built-in wardrobes with sliding mirror fronted doors.

EN-SUITE SHOWER ROOM:

Double glazed window. Large shower cubicle with thermostatic shower, drencher head and handheld shower. WC with concealed cistern. Wash basin. Part tiled walls. Chrome heated towel rail. Tile effect flooring. Shaver point. Extractor fan. Inset spotlights.

BEDROOM TWO:

Double glazed window. Radiator.

BEDROOM THREE:

Double glazed windows overlooking the rear garden and countryside beyond. Radiator.

BEDROOM FOUR:

Double glazed windows overlooking the garden and countryside beyond. Radiator.

FAMILY BATHROOM:

Double glazed window. Panel enclosed bath with thermostatic shower over and glass shower screen. WC with concealed cistern. Wash basin. Part tiled walls. Chrome heated towel rail. Inset spotlights. Extractor fan. Tile effect flooring.

OUTSIDE:

The rear garden is mainly laid to lawn with paved patio area, outside tap, gated side entrance. There is a single garage to the side with up and over door, power and light, personal door to the garden with driveway to the front providing parking for a further 2 cars.

SITUATION:

The property is conveniently situated for those wishing to benefit from the day to day shopping facilities within the popular Sussex village of Horam. In general these provide curiosity shops, dentist, doctors and Co-op convenience store. The property is close to the famous Cuckoo Trail, a lovely countryside walk along the former railway line from Heathfield to Eastbourne Park. The market town of Heathfield can be reached within approximately 5 minutes drive and in general terms provides a range of shopping facilities some of an interesting independent nature with the backing of supermarkets of a national network. The area is well served with schooling for all age groups. Train stations at both Buxted and Polegate are approximately 8 miles distant, both providing a service of trains to London. There are also bus routes that serve the village. The Spa town of Royal Tunbridge Wells with its excellent shopping, leisure and grammar schools is only approx 16 miles distant with the larger coastal towns of both Brighton and Eastbourne being reached within approximately 45 and 25 minutes respectively.



TENURE:

Freehold

COUNCIL TAX BAND:

F

VIEWING:

By appointment with Wood & Pilcher 01435 862211

AGENTS NOTE 1:

We understand the management service charge for 1st January 2024 - 31st December 2024 is £250.89.

AGENTS NOTE 2:

We understand that planning permission has been granted for 46 homes to be built in the field to the east (The far side) of the current development (Planning Reference: WD/2022/1694). The new homes will not be visible from this property.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent

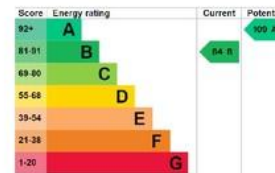
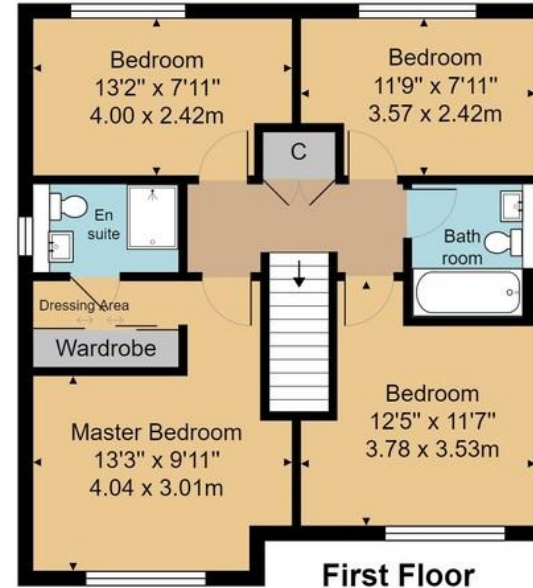


Sales, Lettings, Land & New Homes



27 High Street, Heathfield,
East Sussex, TN21 8JR
Tel: 01435 862211

Email: heathfield@woodandpilcher.co.uk
BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE
www.woodandpilcher.co.uk



Approx. Gross Internal Area
1366 sq. ft / 127 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.