



THE HEDGEROWS  
HORAM, HEATHFIELD - £380,000





# 10 The Hedgerows

Horam, Heathfield, TN21 0GL

**Entrance Hall - Downstairs Cloakroom - Bright & Spacious Open Plan Kitchen/Living/Dining Room - First Floor Landing - Two Double Bedrooms - Family Bathroom - Garden To The Rear - Own Driveway Providing Parking For Two Vehicles**

A beautifully appointed two double bedroom detached property situated on this popular new development approximately a quarter of a mile from Horam village shops. The accommodation features a bright and beautifully appointed open plan kitchen/living/dining room with the kitchen featuring integrated appliances. There is a stunning family bathroom plus downstairs cloakroom, a good size garden and own driveway to the side providing parking for two vehicles. The property benefits from the remainder of the 10 year LABC warranty and is offered to the market with NO ONWARD CHAIN.

## **ENTRANCE HALL:**

Wood effect flooring. Central heating thermostat. Radiator.

## **DOWNSTAIRS CLOAKROOM:**

Double glazed window. Wash basin with cupboard underneath and tiled splashback. WC with concealed cistern. Wood effect flooring. Inset spotlights. Extractor fan. Radiator.

## **OPEN PLAN KITCHEN/LIVING/DINING ROOM:**

A bright and spacious room with double glazed windows to front and double glazed side windows and French doors leading to the garden. Kitchen: features modern cream fronted matching wall and base units with stone composite worktops and inset one and a half bowl stainless steel sink. Inset Neff electric hob with oven underneath and filter hood above. Integrated fridge/freezer, washing machine and dishwasher. Inset spotlights. Wood effect flooring. Radiator. Dining/living Area: features wood effect flooring with French doors opening onto the garden. Understairs storage cupboard. Radiator.



Stairs leading to:

**FIRST FLOOR LANDING:**

Access to the loft. Built-in airing cupboard with slatted shelving and heater. Radiator.

**BEDROOM ONE:**

Double glazed window. Built-in wardrobes with mirror fronted sliding doors. Radiator.

**BEDROOM TWO:**

Double glazed windows overlooking the rear garden. Radiator.

**BATHROOM:**

Double glazed window. Tile enclosed bath. WC with concealed cistern. Wash basin with cupboard under. Part tiled walls. Inset spotlights. Tiled floor.

**OUTSIDE:**

There is a good size lawned garden to the rear with paved patio, wooden shed and side gate. There is a brick-set driveway to the side providing parking for two 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 walks 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.





**VIEWING:**

By appointment with Wood & Pilcher 01435 862211

**TENURE:**

Freehold

**COUNCIL TAX BAND:**

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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)

Services - Mains Water, Gas, Electricity & Drainage

Heating - Gas-fired

**AGENTS NOTE:**

There is a Management Service Charge for the upkeep of communal areas which we understand is currently £450.86 per annum.

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



27 High Street, Heathfield,

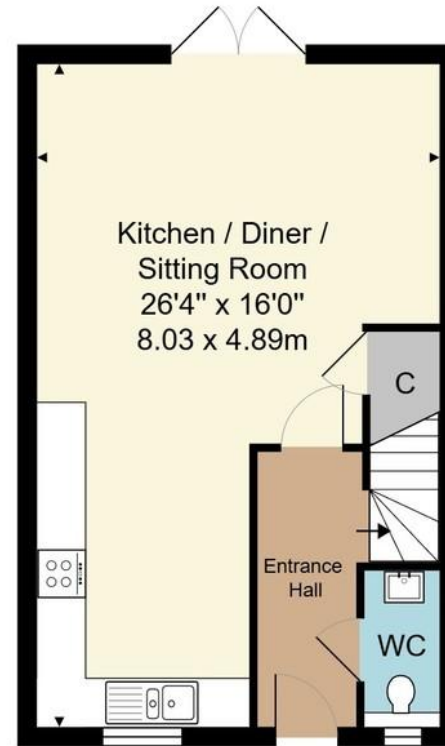
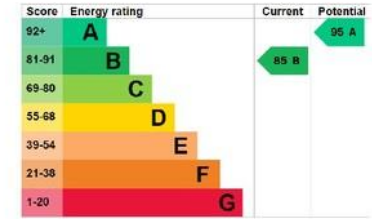
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**Ground Floor**



**First Floor**

**Approx. Gross Internal Area 845 ft² ... 78.5 m²**

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.