



POPPY DRIVE
HORAM, HEATHFIELD - £520,000



31 Poppy Drive

Horam, Heathfield, TN21 9BL

Entrance Hall - Sitting Room - Kitchen/Dining/Family Room - Study - Utility/Cloakroom - First Floor Landing - Four Bedrooms - Family Bathroom Plus Ensuite Shower Room - Beautifully Landscaped South Facing Garden Abutting Open Ground & Woodland - Garage & Own Driveway To The Front

A beautifully appointed four bedroom detached family home with bathroom plus ensuite shower room, stunning kitchen/dining/family room with granite composite worktops, integrated appliances and bifold doors opening onto the south facing landscaped gardens plus utility/cloakroom and study. The property is situated on the periphery of the development adjacent to open land and woodland.

ENTRANCE HALL:

Karndean wood effect flooring. Understairs storage cupboard with automatic light. Radiator.

SITTING ROOM:

Double glazed windows. Radiators. Karndean wood effect flooring.

STUDY:

Double glazed window. Karndean wood effect flooring. Radiator.

UTILITY/CLOAKROOM

Double glazed window. WC. Pedestal washbasin with tiled splashback. Granite composite worktop with space for washing machine and tumble drier. Karndean wood effect flooring. Radiator.

KITCHEN/DINING/FAMILY ROOM:

Double glazed windows and bifold doors opening out onto the patio. Range of gloss grey fronted matching wall and base cupboards with concealed lighting. Granite composite worktop with inset five 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. Inset spotlights. Karndean wood effect flooring. Radiator.



FIRST FLOOR LANDING:

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

BEDROOM ONE:

Double glazed window. Dressing area with full height range of wardrobes with sliding doors. Radiator.

ENSUITE SHOWER ROOM:

Large walk-in shower with thermostatic shower, drencher head and hand held shower. Wash basin. WC with concealed cistern. Kamdean tile effect flooring. Part tiled walls. Extractor fan. Inset spotlights. Chrome heated radiator.

BEDROOM TWO:

Double glazed window. Radiator.

BEDROOM THREE:

Double glazed window overlooking the rear garden and woodland beyond. Radiator.

BEDROOM FOUR:

Double glazed window overlooking the rear garden and woodland beyond. Radiator.

FAMILY BATHROOM:

Double glazed windows. White suite comprising panel ended bath with thermostatic shower and glass shower screen. WC with concealed cistern. Wash basin. Kamdean tile effect flooring. Part tiled walls. Inset spotlights. Extractor fan.

OUTSIDE:

Driveway leading to a single garage with up-and-over door, power and light with space for workshop area to the rear. EV charge point. Bin storage area. The rear garden is south facing and has been fully landscaped with paved patio areas, timber decking with pergola, lawn and raised shrub beds. Timber summer house with power and light. Outside power points. Outside tap. Backing onto open ground and woods.

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.

AGENTS NOTE 1:

We understand the Management Service Charge for 1st January 2025 - 31st December 2025 is £440.67

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.

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

Services - Mains Water, Gas, Electricity & Drainage

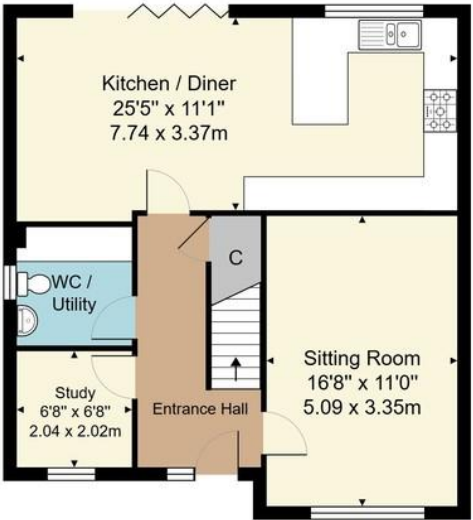
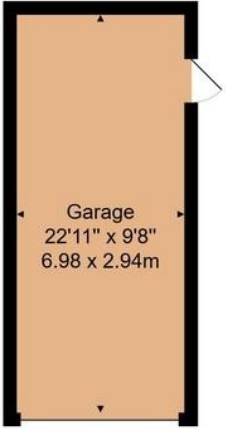
Heating - Gas-fired

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

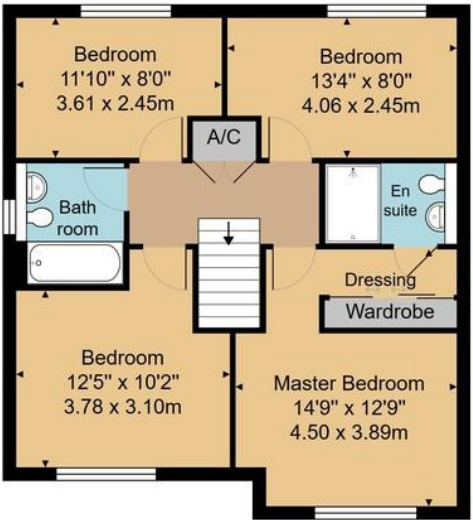


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Ground Floor



First Floor

House Approx. Gross Internal Area 1362 sq. ft / 126.6 sq. m
Garage Approx. Internal Area 221 sq. ft / 20.5 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.