



CORNFLOWER AVENUE
HEATHFIELD - £510,000



10 Cornflower Avenue

Horam, Heathfield, TN21 9DQ

Storm Porch - Entrance Hall - Cloak/Utility Room - Sitting Room - Study - Kitchen/Dining/Family Room - First Floor Landing - Four Bedrooms - Family Bathroom - En-Suite Dressing Area & Shower Room - Landscaped Garden With Summerhouse & Gardeners Store - Good Size Single Garage With Own Driveway To The Front

A stunning four bedroom detached family home with many expensive upgrades including kitchen with integrated 'Bosch' appliances and 'Silestone' worktops, 'Kamdean' flooring, fitted wardrobes to all bedrooms, family bathroom plus en-suite shower room and dressing area. Ground floor study. Landscaped south-facing garden with large patio area and pathways, summer house and gardeners' store, well established shrubs and trees and a good size single garage with own driveway to the front providing additional parking for two plus cars. Situated just over half a mile from Horam village High Street with its shops and facilities.

STORM PORCH:

Upgraded with fitted outside light and automatically recording WiFi doorbell.

ENTRANCE HALL:

Composite front door with double glazed side window. Understairs storage cupboard. Upgraded 'Kamdean' flooring. Radiator.

CLOAK/UTILITY ROOM:

Double glazed window. WC. Pedestal wash basin. Inset spotlights. Extractor fan. Upgrades include 'Kamdean' flooring, matching wall and base cupboards, 'Silestone' worktop, integrated washer/drier, fitted blind and chrome heated towel rail.

SITTING ROOM:

Double glazed window. Media Point. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet.

STUDY:

Double glazed window. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet.

KITCHEN/DINING ROOM/FAMILY ROOM:

A bright and spacious room with double glazed window and bi-fold doors with integral blinds. Modern gloss fronted matching wall and base cupboards with 'Silestone' worktops and inset stainless steel sink. Inset 'Bosch' five ring induction hob with stainless steel 'Bosch' extractor fan above. Built-in 'Bosch' double oven. Integrated 'Bosch' fridge/freezer, dishwasher. 'Kamdean' flooring throughout the kitchen, dining and family areas. Media Point. Inset spotlights. Radiators.



Please note that the use of 'Bosch' appliances, modern gloss fronted matching wall and base cupboards, 'Silestone' worktops, 'Karndean' flooring, window blinds and integrated blinds within the bi-fold doors are all expensive upgrades.

FIRST FLOOR LANDING:

Built-in cupboard upgraded to include additional shelving. Access to the loft. Upgraded underlay and carpet has been fitted to the stairs and landing.

BEDROOM ONE:

Double glazed window. Radiator. Upgrades include fitted plantation style shutters and superior quality underlay and carpet.

DRESSING AREA:

Full height range of wardrobes with sliding doors and upgraded to include additional shelving.

EN-SUITE SHOWER ROOM:

WC. Pedestal wash basin. Large walk-in shower cubicle with thermostatic shower including drencher head and hand-held shower. Chrome heated towel rail. Inset spotlights. Extractor fan. Upgraded with 'Karndean' flooring.

BEDROOM TWO:

Double glazed windows. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet, full height built-in wardrobe with sliding doors and additional shelving.

BEDROOM THREE:

Double glazed window overlooking the rear garden. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet, full height built-in wardrobes with mirror-fronted sliding doors and additional shelving.

BEDROOM FOUR:

Double glazed window overlooking the rear garden with fitted plantation style shutters. Full height range of built-in wardrobes with mirror-fronted sliding doors. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps. WC. Pedestal wash basin with tiled splashback. Chrome heated towel rail. Inset spotlights. Extractor fan. Upgraded with 'Karndean' flooring, fitted Venetian blind, thermostatic shower over the bath and fitted glass shower screen.

OUTSIDE:

There is a landscaped rear garden with paved patio area, lawn and extensive planting with well established shrubs and trees. Security lighting. Side gate leading to the driveway. A good size detached single garage with up-and-over door, personal door to the rear, power, light and storage in the roofspace. Upgrades include a Scandinavian style timber outbuildings split into two sections of summer house and gardeners' storage shed both with power and light. Large, paved patio area and side paths. Outside light at rear and side. Extra timbers and sheeting across garage to allow for storage in the roof space.



Dedicated power supply for installation of an EV charge point. A

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 town of Hailsham is close by and offers a range of supermarkets and other shops, whilst the market town of Heathfield is approximately a 5 minute drive away. 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 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: F

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

AGENTS NOTE 1:

We understand the annual Management Service Charge for 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 of the current development. Planning Reference: WD/2022/1694.

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

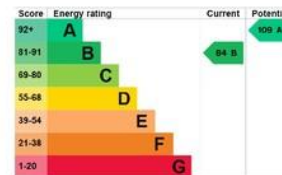
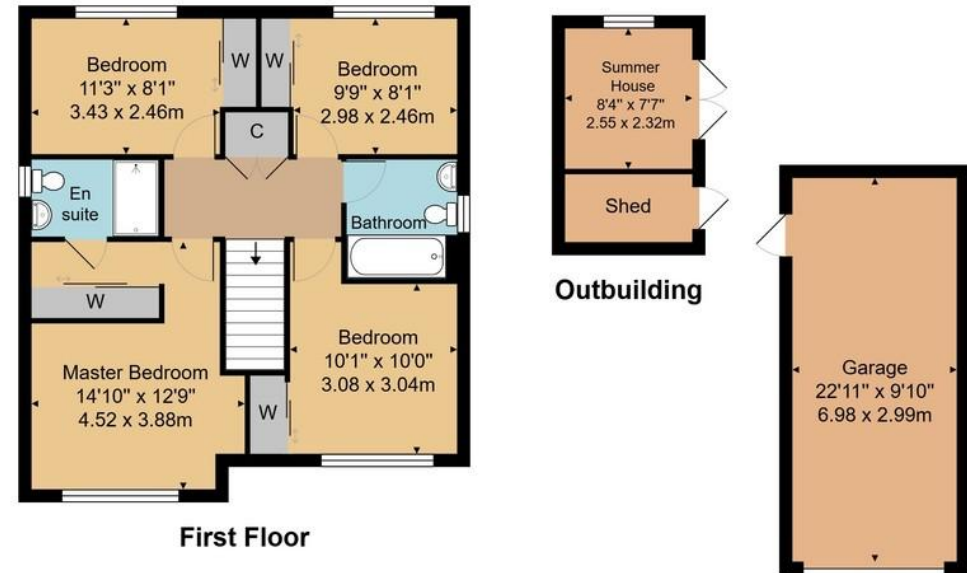


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BRANCHES AT CROWBOROUGH, HEATHFIELD,
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

www.woodandpilcher.co.uk



House Approx. Gross Internal 1367 sq. ft / 127.0 sq. m
Garage Approx. Internal Area 225 sq. ft / 20.9 sq. m
Outbuilding Approx. Internal Area 97 sq. ft / 9.0 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.