



MARIGOLD AVENUE
HORAM, HEATHFIELD - £450,000



1 Marigold Avenue

Horam, Heathfield, TN21 9DF

Storm Porch - Entrance Hall - Cloakroom - Study - Sitting Room - Kitchen/Diner - First Floor Landing - Master Bedroom With En-Suite Shower Room - Three Further Bedrooms - Family Bathroom - Garden - Single Garage With Driveway

A beautifully appointed four bedroom link detached family home situated on a desirable development built in 2021 with countryside views to the rear from the first floor and close to the 'Cuckoo Trail' being popular with walkers and cyclists. The bright and airy accommodation features a spacious kitchen/diner with expensive upgrades including integrated 'Bosch' appliances, quartz worktops, 'Kamdean' flooring and bi-fold doors to the garden. Sitting Room, Study and Master Bedroom with en-suite shower room. A single garage is approached via a driveway providing additional parking. NO ONWARD CHAIN.

STORM PORCH:

Fitted electric light.

ENTRANCE HALL:

Composite front door with obscured double glazed window to the side. Understairs storage with fuse board. 'Kamdean' flooring.

CLOAKROOM:

Double glazed window. WC. Wash basin. Extractor fan.

STUDY:

Double glazed window. 'Kamdean' flooring. Radiator.

SITTING ROOM:

Double glazed window. Radiator.

KITCHEN/DINING ROOM:

Double glazed window with integrated blind. Matching cupboards wall and base cupboards. Quartz worktops. Boiling water tap. Integrated fridge/freezer and dishwasher. Space and plumbing for washing machine. 'Bosch' oven/grill, gas hob and extractor fan. Bi-fold doors opening to the rear garden. 'Kamdean' flooring. Radiator.



FIRST FLOOR LANDING:

Airing cupboard with slatted shelving and light. Access to loft hatch.

MASTER BEDROOM:

Double glazed windows with integrated blinds. Built-in wardrobes. Radiator. Door to:

EN-SUITE SHOWER ROOM:

Walk-in shower with drencher and hand-held shower heads and fully tiled surround. WC. Wash basin. Mirrored wall cabinet. Part-tiled walls. Heated towel rail. Extractor fan.

BEDROOM:

Double glazed window with integrated blinds. Radiator.

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Double glazed window with integrated blinds. Built-in wardrobes. Radiator.

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Double glazed window with integrated blinds. Radiator.

FAMILY BATHROOM:

Double glazed window with obscured glass. Bath with shower over. WC. Wash basin. Mirrored wall cabinet. Part-tiled walls. Tiled flooring. Heated towel rail.

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.



OUTSIDE:

The REAR garden includes a patio and lawned area with plant and shrub borders. Outside light. Covered storage area at the end of the garden and behind the neighbours garage. Bin storage area. Gate giving access to FRONT garden and driveway with EV charge point. Single GARAGE with up-and-over door, fitted shelving unit, light, power and water supplies with personal door giving access to the rear garden. 'Ring' security cameras over garden and driveway.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: D

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 the period 1st January - 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 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



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

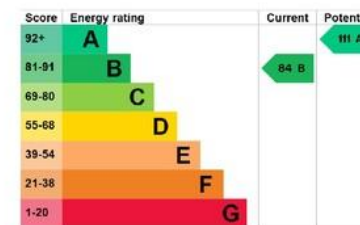
Email: heathfield@woodandpilcher.co.uk

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

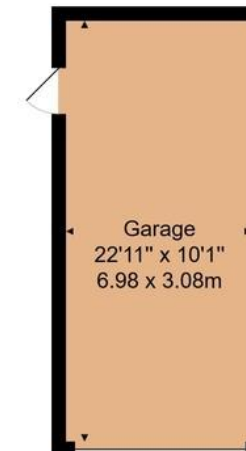
www.woodandpilcher.co.uk



First Floor



Ground Floor



House Approx. Gross Internal Area 1209 sq. ft / 112.4 sq. m
Garage Approx. Internal Area 231 sq. ft / 21.5 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.