

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



High Street, Heathfield, TN21 0EL

- ▼ Potential To Create Another Reception
- ▼ Large Garden
- ▼ 3 Generous Bedrooms
- ▼ Stunning Open Plan Space
- ▼ Feature Log Burner
- ▼ Potential For Parking (STPP)



EPC RATING

Current:

65 | D

Potential:

80 | C

£425k - £450k



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Step inside this beautifully presented three-bedroom semi-detached character property, originally built in 1905, perfectly blending period charm with contemporary living. Ideally positioned on Horam High Street, this home offers a unique layout and exceptional entertaining spaces, making it perfect for modern family life. At the front of the property, the former shop front provides a fantastic opportunity for conversion into an additional reception room, home office, or playroom, a flexible space with endless potential. The heart of the home is the stunning open-plan kitchen, living and dining area. This inviting space features a striking log burner, high-end cabinetry with sleek worktops, a hot mixer tap, integrated appliances and a stylish breakfast bar which overlooks the lounge/dining area. The kitchen extension has been thoughtfully designed with an incredibly well-constructed green roof, adding both character and eco-efficiency. French doors open out to the garden, creating a seamless connection between indoor and outdoor living. Upstairs, there are two large double bedrooms and a generous single bedroom, all filled with natural light. The family bathroom includes a shower over bath, completing the upper floor accommodation. Outside, the gorgeous garden begins with a level area currently with artificial grass, steps lead up through the well thought cottage style sections of the garden, ideal for little play areas or for somewhere to sit. The top of the steps open onto a large, flat lawn, perfect for entertaining, gardening or family play. There is also side access and a patio area to the side, ideal for outdoor dining and summer evenings. This is a rare opportunity to own a characterful period home in a prime village location, with modern upgrades and thoughtful touches throughout.

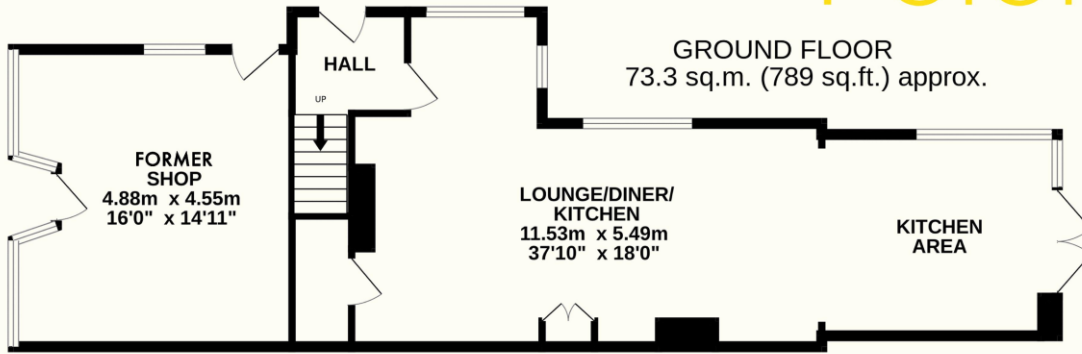
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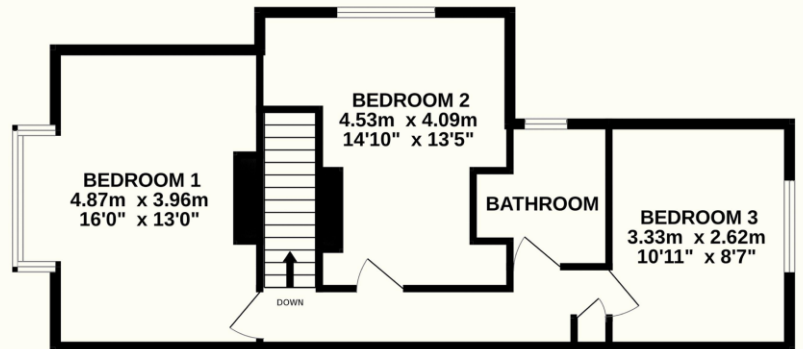
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1ST FLOOR
56.9 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA : 130.2 sq.m. (1402 sq.ft.) approx.

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

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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