



Sharps Corner Cottages, Little London Road

Horam, Heathfield, East Sussex TN21 0BJ

Guide Price **£550,000**

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Horam, Heathfield

A beautifully finished and characterful 3 bedroom, 2 bath/shower room semi-detached Victorian cottage occupying a generous plot on the outskirts of this quiet Sussex village within a short walk to the local amenities, numerous countryside walks and renowned Cuckoo Trail.

This stunning home has been modernised to an exacting standard while retaining a wealth of period features and benefits from, in brief, on the ground floor; a rarely used entrance hallway, an impressive triple aspect 20 ft kitchen diner with a range of matching shaker style units to eye and base level, timber worksurfaces, wooden flooring and a useful side door, a spacious dual aspect living room with a log burning stove, a useful study area and a garden room boasting a delightful outlook across the generous gardens and double doors opening onto the outside seating terrace.

From the living room a staircase rises to the first floor offering; a large principal bedroom with an en-suite shower room and a balcony enjoying far reaching views across the neighbouring countryside, two further good size bedrooms both with built-in wardrobes and a beautifully fitted family bathroom.

Outside the gardens are a particular feature, enjoying large front and rear lawns, the south westerly rear garden benefits from a seating terrace immediately adjoining the rear of the property, several other seating areas, two timber sheds and a personal door into the detached double garage which offers power, light and an electric up and over door.





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The front of the property is approached via a long drive through the front gardens onto the parking area with space for several vehicles leading to the detached double garage.

EPC rating D & Council tax band E

Services: Oil fired central heating and mains drainage

Horam Village provides every day needs whilst the vibrant market town of Heathfield is also approximately 2 miles distant offering a comprehensive range of shopping and leisure facilities including supermarkets, banks/building societies and schooling for all age groups.

Nearby Hailsham town centre also provides a comprehensive range of shopping and leisure facilities, including cinema, popular leisure centre and supermarkets. The spa town of Royal Tunbridge Wells and popular coastal resort of Eastbourne are approximately 15 miles and 12 miles respectively which offer an extensive range of shopping, entertainment and recreational facilities.

Horam is surrounded by open areas of countryside providing numerous outdoor pursuits including gymnasium and several sports clubs and grounds and scenic walks including the Cuckoo trail which can be accessed swiftly from this property and offers 14 miles of off road trails for walking, cycling and horse riding.



2 Sharps Corner Cottages, Little London Road, Horam, East Sussex, TN21 0BJ

Approximate Gross Internal Area = 154.7 sq m / 1665 sq ft
Double Garage = 30.2 sq m / 325 sq ft
Shed = 11.5 sq m / 124 sq ft
Total = 196.4 sq m / 2114 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.(ID1009216)

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