



MARIGOLD AVENUE, HORAM

HEATHFIELD - £370,000



**21 Marigold Avenue, Horam,
Heathfield TN21 9DF**

**Storm Porch - Entrance Hall - Cloakroom - Kitchen -
Sitting Room - First Floor Landing - Three Bedrooms -
Family Bathroom - Garden - Driveway**

A beautifully appointed modern end-of-terrace three bedroom 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 kitchen with integrated appliances, sitting room with doors opening to the garden, plenty of storage throughout, modern bathroom and private driveway with parking. NO ONWARD CHAIN.

ENTRANCE HALL:

Understairs storage with fuse board. Radiator.

CLOAKROOM:

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

SITTING ROOM:

Double glazed window to rear and obscured double glazed window to side. Radiators. Part glazed door to garden.

KITCHEN:

Double glazed window to front. Matching white wall mounted cupboards and base units. One and half bowl stainless steel sink with mixer tap over. Space for washing machine. Oven. Gas hob with extractor fan over. Integrated dishwasher, fridge and freezer. Tiled flooring. Radiator.



FIRST FLOOR LANDING:

Airing cupboard with electric heater and slatted shelving. Access to loft.

BEDROOM:

Two double glazed windows to front. Built-in double wardrobe. Radiator.

BEDROOM:

Double glazed windows to rear, obscured double glazed window to side. Radiator.

BEDROOM:

Double glazed window to rear. Radiator.

BATHROOM:

Double glazed window. Wash basin with tiled splashback. WC. Bath with shower attachment. Shaver point. Full height wall mounted storage cupboard. Tiled flooring. Heated towel rail. Extractor fan.

OUTSIDE:

A driveway to the FRONT of the property provides parking for several vehicles, and there is also a small garden area with stone chip. The REAR garden is mainly laid to lawn with a small patio area and gated access to driveway.

SITUATION:

The property is conveniently situated on the outskirts of the popular Sussex village of Horam with shops, dentist, doctors, Co-op convenience store and access to the famous Cuckoo Trail with 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 offers a wide range of shops and supermarkets. The area is well served with schools for all age groups. Mainline stations with services to London are at Buxted and Stonegate, each approximately 8 miles distant. Royal Tunbridge Wells offers shopping, leisure and grammar schools is approx 16 miles distant and the coastal towns of Brighton and Eastbourne can be reached within approximately 45 and 35 minutes drive respectively.



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

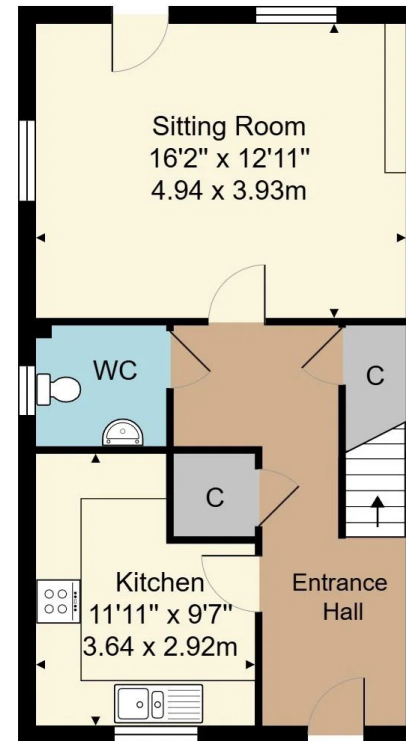
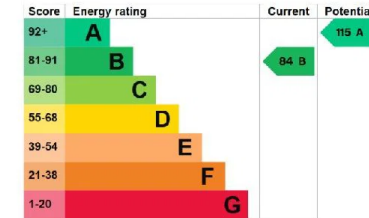
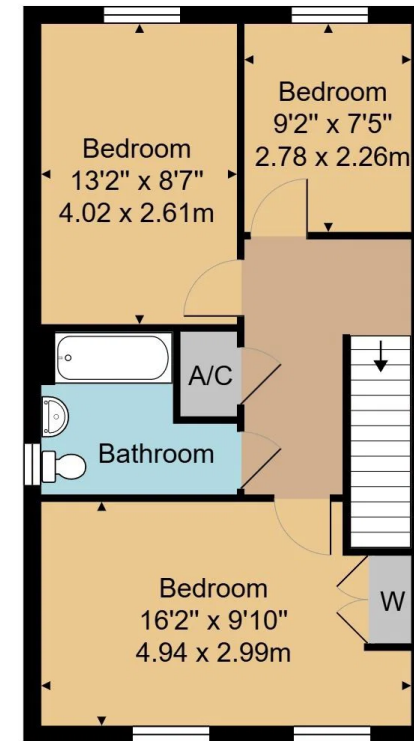
AGENTS NOTE 1:

Annual Management Service Charge to be confirmed.

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.

**Ground Floor****First Floor**Approx. Gross Internal Area 998 ft² ... 92.7 m²

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.



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