

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



The Hedgerows, Horam, TN21 0GL

- ▼ 2 Bedroom Detached House
- ▼ Driveway & EV Charger
- ▼ Generous Garden
- ▼ Immaculately Presented
- ▼ Open Plan Kitchen/Lounge
- ▼ Family Bathroom & WC



EPC RATING

Current:

83 | B

Potential:

95 | A

£350,000



The Hedgerows, Horam, TN21 0GL

A rare find! We are delighted to bring to market this beautifully presented and modern detached house, forming one of just three of its kind in this development and built only a few years ago. Offering approximately 850 sq ft of bright, airy and exceptionally well-maintained accommodation, this lovely home combines contemporary living with a peaceful and private setting. The ground floor features a welcoming entrance hall, a downstairs WC and an impressive open-plan lounge/diner, with doors opening onto the sunny garden. This generous room is flooded with natural light and provides plenty of space for both relaxing and entertaining. There is also a large understairs cupboard which currently houses a tumble dryer. The modern kitchen is well appointed with a good range of units, integrated appliances and excellent storage, making it both stylish and practical. Upstairs are two well-proportioned double bedrooms, one having useful built in wardrobes, a contemporary family bathroom with shower over bath and a useful landing area. Storage is a real feature of this home, with plenty of provision throughout, making it particularly practical for everyday living. Outside, the property benefits from a private driveway providing parking for two cars, together with an EV charging point. To the rear is a particularly attractive sunny-aspect, landscaped garden, offering a wonderful place to sit and enjoy the surroundings. The garden has clear, open views with nothing immediately behind, creating an excellent sense of space and privacy and ensuring the garden is not overlooked. The property occupies a particularly peaceful position at the end of a quiet cul-de-sac, with very little passing traffic. Being one of only three detached homes within the development further adds to the property's sense of privacy and exclusivity. The property is situated in the popular village of Horam, surrounded by the beautiful East Sussex countryside while remaining conveniently placed for the village's everyday amenities. Horam High Street provides a range of local shops and services, making it easy to access the essentials without having to travel far. For outdoor enthusiasts, Horam Village Hall and Recreation Ground is nearby and provides a valuable community open space with facilities including a children's playground, football, tennis and bowls, as well as walking areas. Golfers are particularly well catered for, with Horam Park Golf Club situated on Chiddingly Road in the village. Overall, the location offers a lovely balance of peaceful village living, open countryside and convenient local amenities, whilst the house itself provides modern, low-maintenance accommodation in an unusually quiet setting.

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The Property
Ombudsman

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LETTINGS

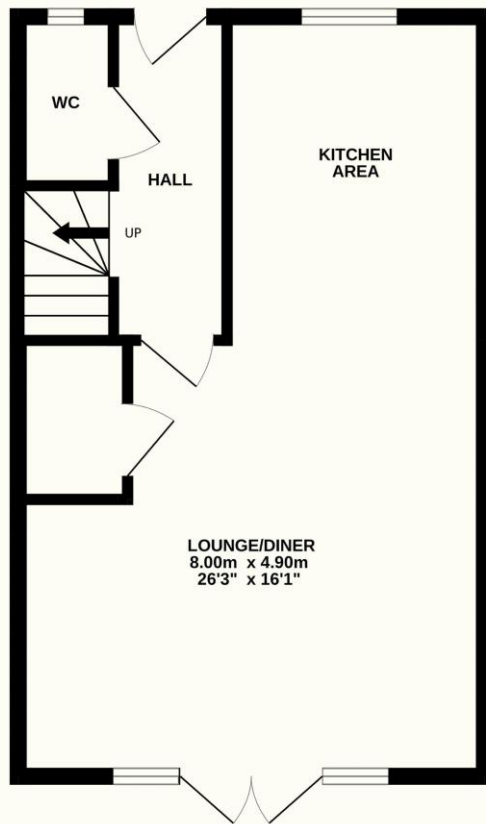


TOTAL FLOOR AREA : 79.0 sq.m. (850 sq.ft.) approx.

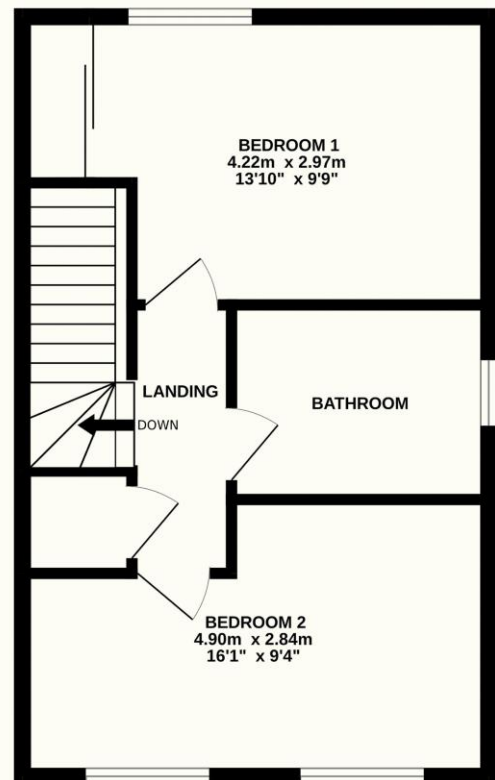
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR
39.5 sq.m. (425 sq.ft.) approx.



1ST FLOOR
39.5 sq.m. (425 sq.ft.) approx.



TENURE: FREEHOLD

COUNCIL TAX BAND: D

MAINTENANCE/SERVICE CHARGE: £512.23pa

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