



CORNFLOWER AVENUE
HORAM, HEATHFIELD - £510,000



**10 Cornflower Avenue. Horam,
Heathfield TN21 9DQ**

**Storm Porch - Entrance Hall - Cloak/Utility Room - Sitting Room - Study -
Kitchen/Dining/Family Room - First Floor Landing - Four Bedrooms -
Family Bathroom - En-Suite Dressing Area & Shower Room - Landscaped
Garden With Summerhouse & Gardeners Store - Good Size Single Garage
With Own Driveway To The Front**

A stunning four bedroom detached family home with many expensive upgrades including kitchen with integrated 'Bosch' appliances and 'Silestone' worktops, 'Karndean' flooring, fitted wardrobes to all bedrooms, family bathroom plus en-suite shower room and dressing area. Ground floor study. Landscaped south-facing garden with large patio area and pathways, summer house and gardeners store, well established shrubs and trees and a good size single garage with own driveway to the front providing additional parking for two plus cars. Situated just over half a mile from Horam village High Street with its shops and facilities.

STORM PORCH:

Upgraded with fitted outside light and automatically recording WiFi doorbell.

ENTRANCE HALL:

Composite front door with double glazed side window. Understairs storage cupboard. Upgraded 'Karndean' flooring. Radiator.

CLOAK/UTILITY ROOM:

Double glazed window. WC. Pedestal wash basin. Inset spotlights. Extractor fan. Upgrades include 'Karndean' flooring, matching wall and base cupboards, 'Silestone' worktop, integrated washer/drier, fitted blind and chrome heated towel rail.

SITTING ROOM:

Double glazed window. Media Point. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet.

STUDY:

Double glazed window. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet.

KITCHEN/DINING ROOM/FAMILY ROOM:

A bright and spacious room with double glazed window and bi-fold doors with integral blinds. Modern gloss fronted matching wall and base cupboards with 'Silestone' worktops and inset stainless steel sink. Inset 'Bosch' 5 ring induction hob with stainless steel 'Bosch' extractor fan above. Built-in 'Bosch' double oven. Integrated 'Bosch' fridge/freezer, dishwasher. 'Karndean' flooring throughout the kitchen, dining and family areas. Media Point. Inset spotlights. Radiators. Please note that the use of 'Bosch' appliances, modern gloss fronted matching wall and base cupboards, 'Silestone' worktops, 'Karndean' flooring, window blinds and integrated blinds within the bi-fold doors are all expensive upgrades.



FIRST FLOOR LANDING:

Built-in cupboard upgraded to include additional shelving. Access to the loft. Upgraded underlay and carpet has been fitted to the stairs and landing.

BEDROOM ONE:

Double glazed window. Radiator. Upgrades include fitted plantation style shutters and superior quality underlay and carpet.

DRESSING AREA:

Full height range of wardrobes with sliding doors and upgraded to include additional shelving.

EN-SUITE SHOWER ROOM:

WC. Pedestal wash basin. Large walk-in shower cubicle with thermostatic shower including drencher head and hand-held shower. Chrome heated towel rail. Inset spotlights. Extractor fan. Upgraded with 'Karndean' flooring.

BEDROOM TWO:

Double glazed windows. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet, full height built-in wardrobe with sliding doors and additional shelving.

BEDROOM THREE:

Double glazed window overlooking the rear garden. Radiator. Upgrades include fitted plantation style shutters, superior quality underlay and carpet, full height built-in wardrobes with mirror-fronted sliding doors and additional shelving.

BEDROOM FOUR:

Double glazed window overlooking the rear garden with fitted plantation style shutters. Full height range of built-in wardrobes with mirror-fronted sliding doors. Radiator.

FAMILY BATHROOM:

Double glazed window. White suite comprising panel enclosed bath with chrome mixer taps. WC. Pedestal wash basin with tiled splashback. Chrome heated towel rail. Inset spotlights. Extractor fan. Upgraded with 'Karndean' flooring, fitted Venetian blind, thermostatic shower over the bath and fitted glass shower screen.

OUTSIDE:

There is a landscaped rear garden with paved patio area, lawn and extensive planting with well established shrubs and trees. Security lighting. Side gate leading to the driveway. A good size detached single garage with up-and-over door, personal door to the rear, power, light and storage in the roof space. Upgrades include a Scandinavian style timber outbuilding split into two sections of summer house and gardeners' storage shed both with power and light. Large paved patio area and side paths. Outside light at rear and side. Extra timbers and sheeting across garage to allow for storage in the roof space. Dedicated power supply for installation of an EV charge point.



SITUATION:

Conveniently situated for shopping facilities within Horam village and the Cuckoo Trail with walks along the former railway line from Heathfield to Eastbourne. The town of Hailsham is close offering a range of supermarkets and shops, whilst the market town of Heathfield is a 5 minute drive away. The area is well served with schools for all ages and train stations at Buxted and Polegate are approximately 8 miles distant providing services to London. Bus routes also serve the village. Royal Tunbridge Wells is approx 16 miles distant with the larger coastal towns of Brighton and Eastbourne approximately 45 and 25 minutes distant.

VIEWING: By appointment with Wood & Pilcher 01435 862211

TENURE: Freehold

COUNCIL TAX BAND: F

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 2025 is £505.76

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.



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.



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