



21 Toll Wood Road, Horam, Heathfield, East Sussex TN21 0DY



This beautifully extended, spacious 3-bedroom semi-detached home offers everything a family could need. The tasteful extension includes a utility room and a convenient downstairs shower room. The heart of the home is the stunning kitchen and open-plan dining area, which spans the entire width of the property, providing a perfect space for entertaining. Additionally, there are two versatile reception rooms to enjoy. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. Outside, the property boasts parking for two vehicles and a lovely rear garden complete with a sturdy shed, ideal for storage or hobbies. With its separate reception rooms, two bathrooms, and thoughtful layout, this property is the ideal family home. Don't miss out on this fantastic opportunity!

- HALLWAY
- LOUNGE
- STUDY
- KITCHEN / DINING AREA
- SHOWER ROOM

- BEDROOM 3
- BEDROOM 3
- BATHROOM

FIRST FLOOR

- LANDING
- BEDROOM 1
- BEDROOM 2

Description

AP Estate Agents proudly presents this wonderful 3 bedroom semi-detached property located a short walk away from the center of Horam . This impressive property is the perfect choice for family living. Thoughtfully extended, it now includes a practical utility room and a stylish downstairs shower room. At the rear of the house, the open-plan kitchen and dining area stretch the full width, creating a stunning and sociable space, ideal for hosting and everyday life. In addition, the home boasts two flexible reception rooms for relaxation or entertainment.

INSIDE THE PROPERTY

Upon entering the property, you're welcomed by a spacious hallway at the base of the stairs, with accommodation seamlessly flowing in both directions. On one side, you'll find the living room, complete with charming shelved alcoves and an ornamental fireplace. This inviting space extends into a bay window, creating a bright and relaxing area perfect for family time. Adjacent to the dining room lies the highly functional utility room, featuring ample storage units, plumbing for appliances, and its own sink. Adding further practicality, there is a large understairs storage cupboard, providing plenty of extra space. The tastefully decorated downstairs shower room includes a walk-in corner shower, WC, a basin with cupboards beneath, and elegant half-tiled walls, perfectly blending style and functionality. The property benefits from a rear extension, which has created a spacious and beautifully designed kitchen. Boasting ample storage with a range of both wall and base units, the kitchen also features a stylish breakfast bar peninsula that seamlessly divides the space from the dining area. It comes fully equipped with integrated appliances, including an electric oven, gas hob, extractor fan, and dishwasher, making it as functional as it is elegant. Natural light floods the room through a ceiling lantern and double doors that open onto the rear garden, enhancing the bright and airy atmosphere. This kitchen truly serves as the heart of the home, perfect for both everyday living and entertaining.

UPSTAIRS

The stairs lead to a generously sized landing, with a window straight ahead that provides a view over the rear garden. The main bedroom is impressive in size, featuring double-aspect windows overlooking the front of the property. It includes large fitted double wardrobes for excellent hanging and shelving space, as well as a convenient additional cupboard cleverly utilizing the space above the stairs. Bedroom three is located across the landing and offers more space than typically found in third bedrooms—providing room not just for a bed but also for additional furniture. Bedroom two is a comfortable double with a pleasant view over the front of the property. The bathroom is fully tiled and has been stylishly finished. It features a full-sized panel bath with an overhead shower and a removable attachment. There's a wash basin with cupboards below and a vanity mirror above, a concealed-flush WC with additional storage in a wall-mounted cupboard, a chrome heated towel rail, and access to the loft

OUTSIDE

The property is set back from the road, approached via a driveway that crosses a grass verge, providing not only a degree of privacy but also convenient overspill parking for guests. The driveway itself offers ample parking for at least two larger vehicles. A secure gated pathway leads down the side of the property into the beautifully maintained rear garden. This outdoor space features a raised lawn area with neatly planted herbaceous borders, complemented by tropical planting for added charm. The garden is fully enclosed and enjoys a private feel, free from being too overlooked. There is a slight split-level design, with the lower section offering a patio that directly adjoins the house. This area is perfect for entertaining, with plenty of room for garden furniture and a dedicated BBQ space near the shed. As the summer months approach, this garden will undoubtedly become a wonderful space to relax and enjoy.







LOCATION

This property is only a short walk from the Cuckoo trail, a footpath and bridlepath which spans from Polegate to Heathfield. Horam is the nearest village, just over a mile away and offers a variety of shops for every day needs, as well as a dentist, doctors and vets. It also hosts a number of leisure facilities including 9 hole golf course, tennis courts, horse riding and fishing. The market town of Hailsham is approx 5 miles away and offers a more comprehensive range of shops and supermarkets, places to eat and facilities, there are numerous primary schools and well respected secondary school, along with a leisure centre with bowling and a cinema. Heathfield (4 Miles) also offers a generous amount of facilities too, including main brand supermarkets such as Sainsbury, Co-Op, Waitrose and Tesco express

Other notable locations nearby include Brighton (24 miles), Royal Tunbridge wells (15 miles), Eastbourne (14 miles), Hastings (18 miles), Gatwick airport (32 miles). Nearby railway services can be found at Wadhurst, Stonegate, Buxted and Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour.



DIRECTIONS

<https://w3w.co/slim.venturing.hung>

Local Authority: Wealden

Services (not checked or tested): Mains Gas, Sewage and Electrics

Tenure: Freehold

EPC: EPC Rating D

Council Tax Band: C



Offers in Region of £365,000

Viewings

Strictly by Appointment Only



Disclaimer:

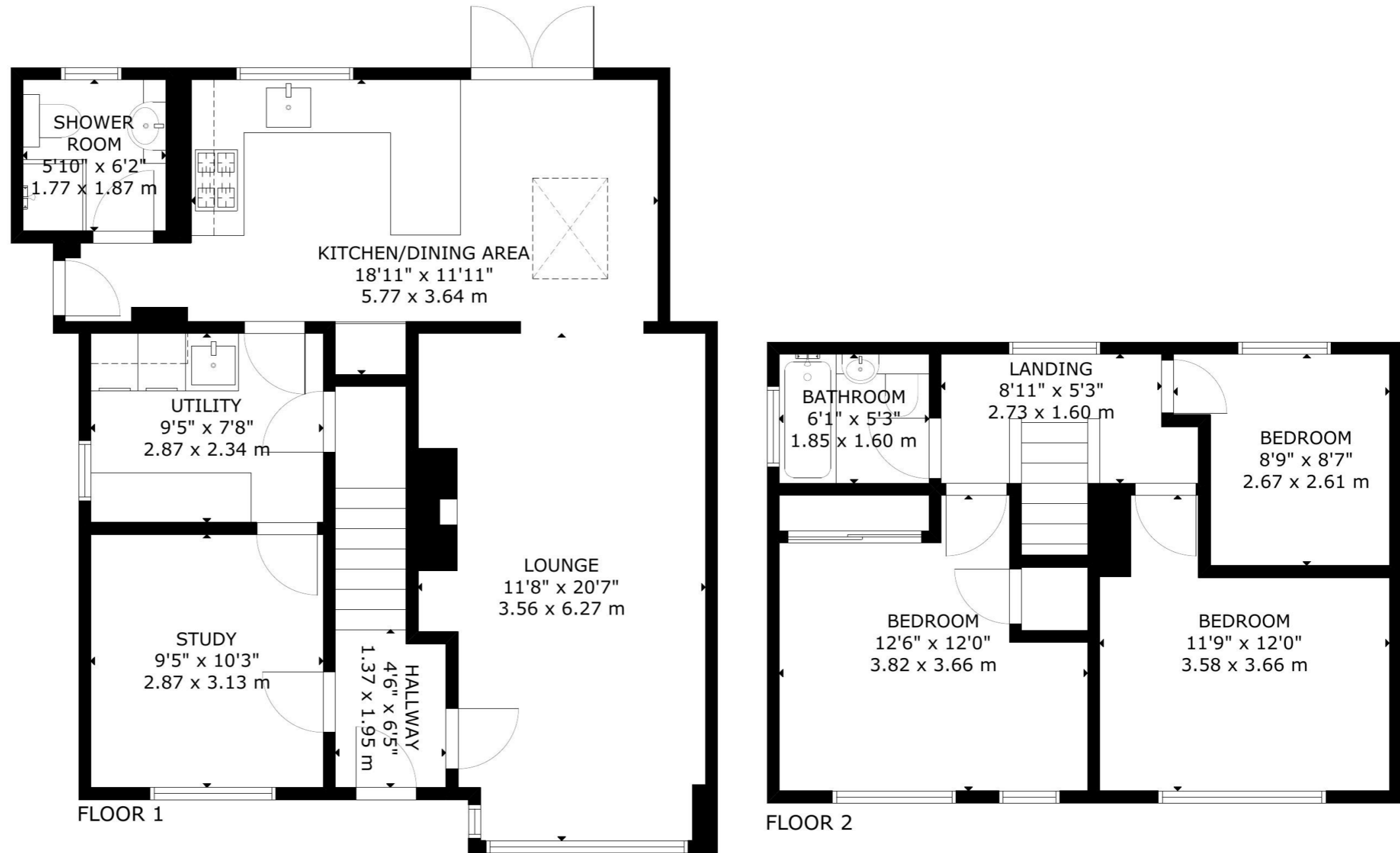
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GROSS INTERNAL AREA
 TOTAL: 109 m²/1,176 sq.ft
 FLOOR 1: 68 m²/737 sq.ft, FLOOR 2: 41 m²/439 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

