



2 Highfield Road, Horam, Heathfield, East Sussex TN21 0ED



Owned by the same family for over 50 years, this charming two-bedroom semi-detached home presents a wonderful opportunity to live within easy reach of Horam village centre and just a short stroll from the scenic Cuckoo Trail. Occupying a generous corner plot, the property benefits from a notably spacious garden and offers potential to create off-road parking, subject to the necessary consents. Internally, it has been freshly redecorated by a professional and features brand-new carpets throughout, creating a clean and welcoming environment for its next owners. Offered to the market chain-free, this home is ready for someone to make it their own. Early viewing is highly recommended to appreciate the potential and lifestyle on offer.

· FRONT PORCH	FIRST FLOOR
· HALLWAY	· LANDING
· LOUNGE	· BEDROOM 1
· DINING ROOM	· BEDROOM 2
· KITCHEN	· BATHROOM

Description

AP Estate Agents are delighted to present this well-positioned home on the edge of Horam village, just a short walk from the renowned Cuckoo Trail—offering scenic walks stretching from Heathfield to Polegate. This property will appeal to a wide range of buyers: whether you're stepping onto the ladder for the first time, moving up from an apartment, or downsizing to something low-maintenance and close to amenities, it ticks all the boxes. With generous accommodation, including two bedrooms and separate reception rooms, it's also ideal for a small family. The location, layout, and versatility make this a home that truly suits all stages of life.

INSIDE THE PROPERTY

Step into this inviting home via a neat front porch, ideal for greeting guests and storing shoes. From the hallway, stairs rise to the first floor, while a door leads into the bright and spacious living room, where dual-aspect windows flood the space with natural light. The heating system is powered by a back boiler discreetly positioned behind a gas fire within the chimney breast. Future owners may wish to modernise this setup—perhaps installing a stylish log burner to enhance both warmth and character. A second reception room offers flexibility as a dining area or breakfast room, and includes a large understairs cupboard for practical storage. A glazed door leads to the well-equipped kitchen, which features ample wall and base units with a decorative pelmet, black worktops, tiled splashbacks, and an inset one-and-a-half bowl sink. There is space for a freestanding cooker with an integrated extractor above, along with plumbing for a washing machine and under-counter fridge. The flooring has been recently updated, and a rear door opens to a courtyard area and the garden beyond.

UPSTAIRS

Upstairs, a small landing provides access to all rooms and includes a loft hatch, offering scope for future expansion. Several neighbouring properties have extended into the roof space to create additional bedrooms, making this a realistic possibility—subject to the necessary permissions. The main bedroom is a spacious double, thoughtfully designed with a useful storage cupboard above the stairwell and an airing cupboard housing the hot water tank, complete with fitted shelving for towels and linen. The second bedroom is also a generous double, enjoying a peaceful outlook over the rear garden and offering ample space for furnishings or a home office setup. The bathroom is fully tiled and features a coloured suite comprising a panelled bath with shower over, pedestal basin, and low-level WC. Recently laid flooring adds a fresh and practical finish, complementing the clean presentation found throughout the home.

OUTSIDE

The property is approached via a pathway that winds through the front garden, to the front door. Parking for the property is currently on-road, however, thanks to its generous corner plot, there may be scope to create off-road parking—subject to planning consent and budget. The front garden itself is mostly laid to lawn and bordered by a charming low picket fence, with a scattering of mature shrubs and bushes adding seasonal colour and visual interest. The pathway continues around the side of the house to a tall gate, which secures access to the rear garden and opens into a sheltered courtyard area. Enclosed by a high brick wall, this hardstanding space offers a private and versatile setting, accessible from the rear kitchen door and ideal for outdoor dining, hobbies, or simply relaxing. Within the courtyard is a useful outbuilding, providing valuable storage and potential for conversion into a small home office, workshop, or studio.





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Beyond the courtyard lies the main rear garden—a generous space laid to lawn with a central pathway, framed by flower beds and mature planting along the boundaries. A small electrical substation sits adjacent to the garden; while the current owners opted for a mesh-style fence, this could easily be replaced to fully screen the area if desired. Importantly, no access is required through the garden, and the substation has never been a concern for the owners, who have happily lived here for nearly 60 years.

LOCATION

The property enjoys a convenient position just a short walk from the Cuckoo Trail—a scenic footpath and bridleway stretching from Polegate to Heathfield, popular with walkers, cyclists, and horse riders alike. The nearby village of Horam, just over a mile away, offers a range of everyday amenities including a convenience store, dentist, doctors' surgery, and veterinary practice. Leisure options are well catered for too, with a nine-hole golf course, tennis courts, horse riding stables, and local fishing spots all within easy reach. For a broader selection of shops, supermarkets, and dining options, the market town of Hailsham lies approximately five miles to the south and features a leisure centre with bowling and a cinema, as well as several primary schools and a well-regarded secondary school. Heathfield, around four miles to the north, also offers a comprehensive array of facilities including major supermarkets such as Sainsbury's, Co-Op, Waitrose, and Tesco Express—making this location ideal for those seeking both rural charm and practical convenience. 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/perfumes.sweeten.flattery>

Local Authority: Wealden

Services (not checked or tested): Mains water, Gas, Electric and Drainage

Tenure: Freehold

EPC: EPC Rating D

Council Tax Band: C

Offers in Region of £275,000

Viewings

By Appointment Only

Disclaimer:

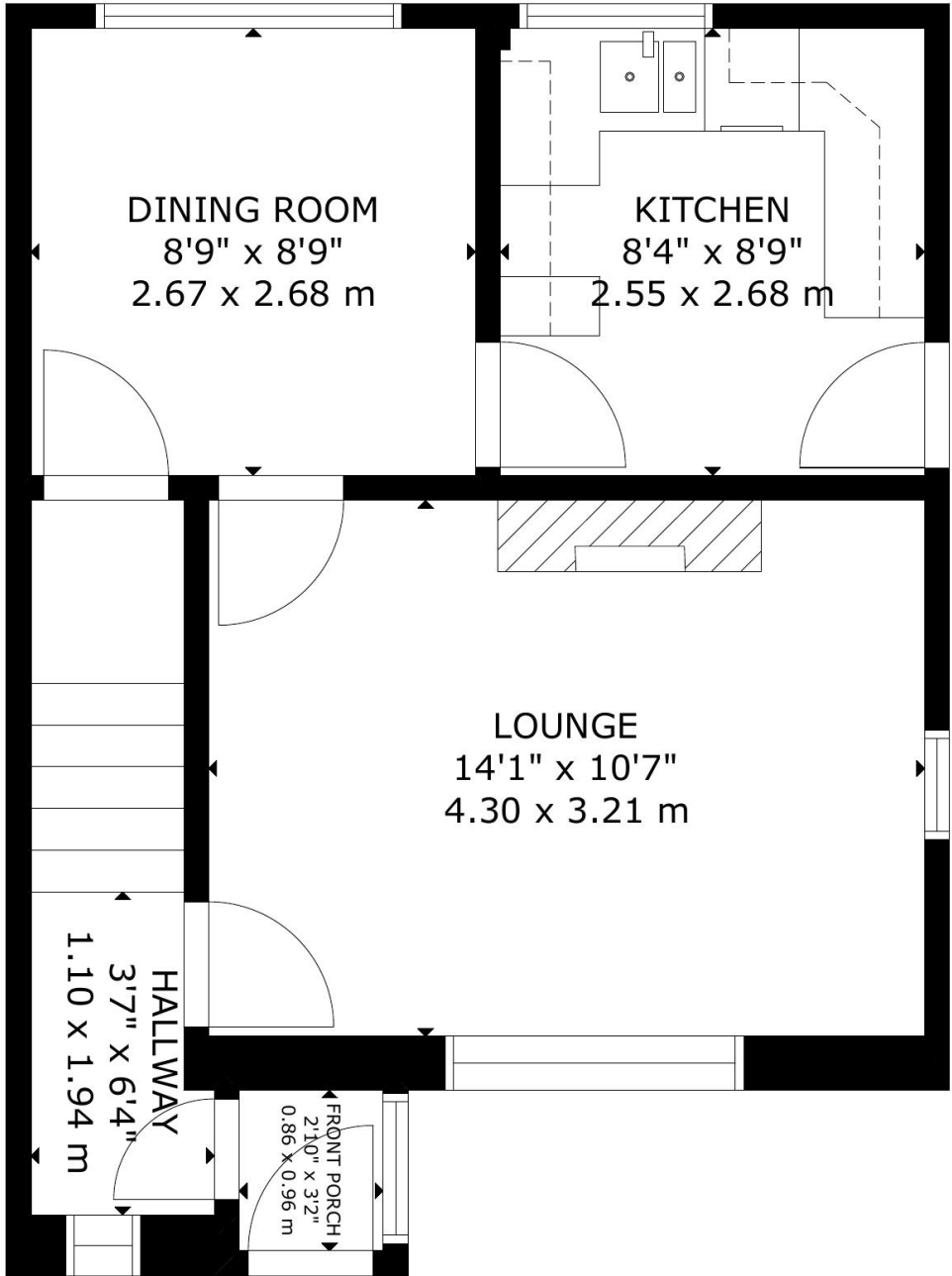
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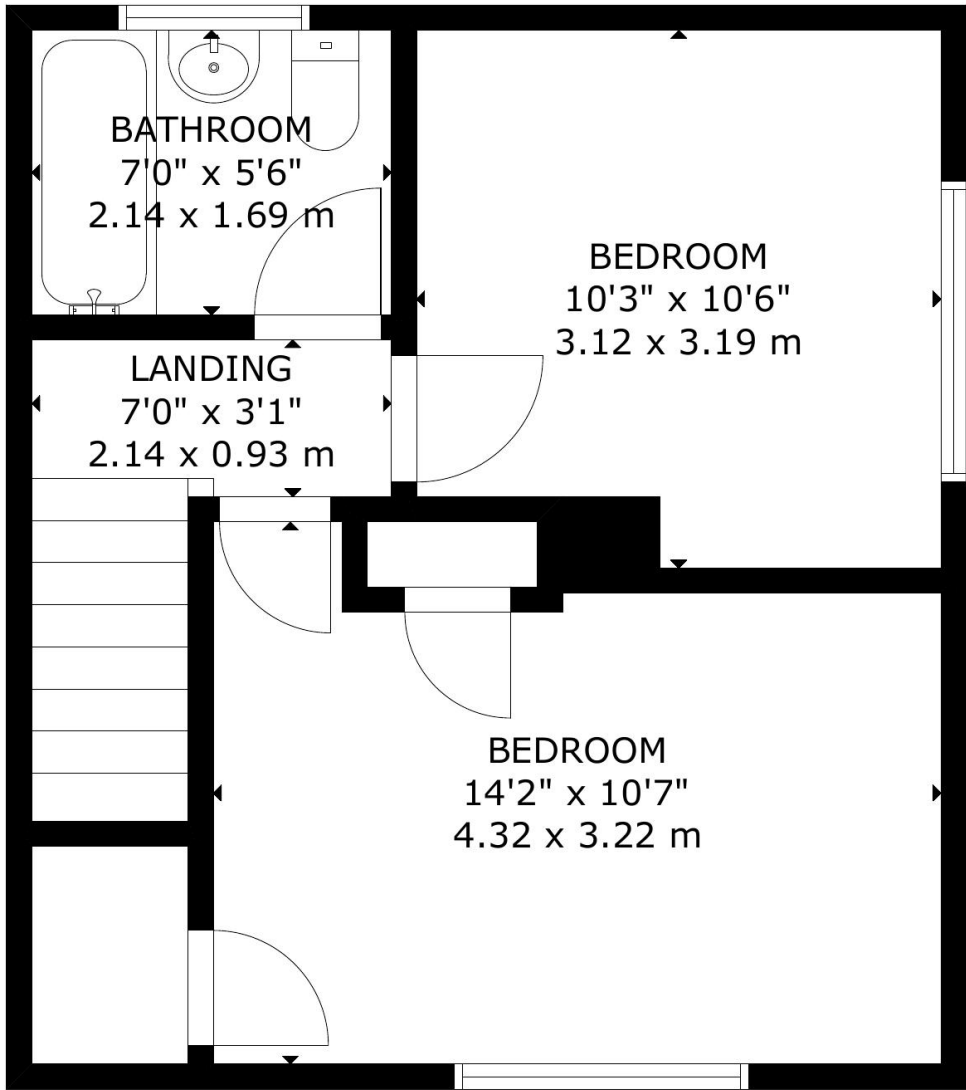
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 68 m²/732 sq.ft
FLOOR 1: 35 m²/375 sq.ft, FLOOR 2: 33 m²/357 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

