

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

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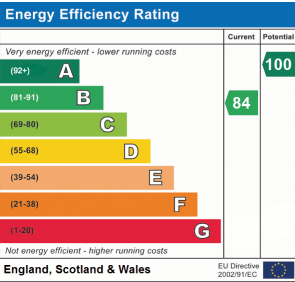
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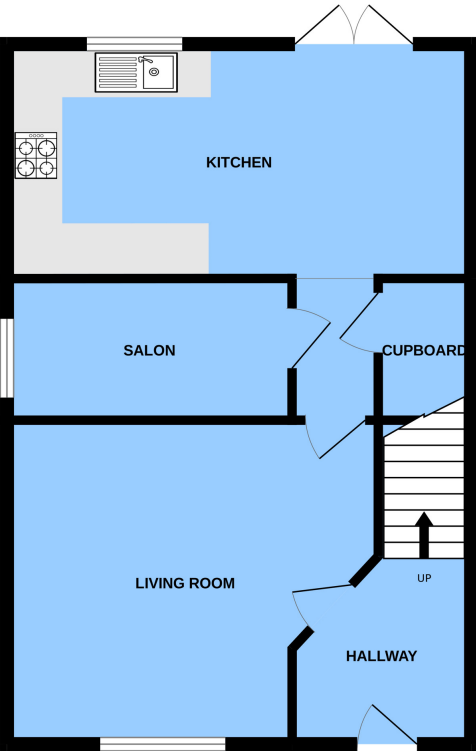
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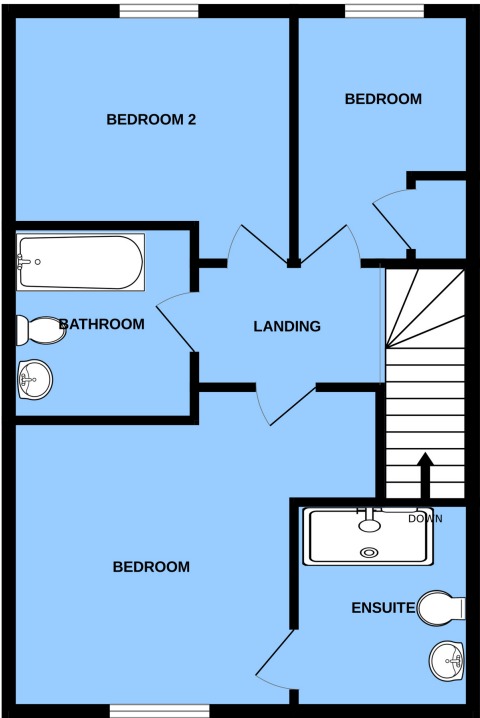
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GROUND FLOOR



GROUND FLOOR



7 Poppy Drive, Horam, Heathfield, East Sussex TN21 9BL **£365,000 freehold**

Occupying a popular residential development on the rural outskirts of the village is this attractive semi-detached three bedroom home that is beautifully presented with landscaped garden, off road parking and electric car charger.

- | | | | |
|---------------------|-------------|-------------------|--------------------------|
| Semi-Detached House | 5 Years Old | 3 Bedrooms | Landscaped Garden |
| Off Road Parking | Car Charger | Village Outskirts | Balance of NHBC Warranty |

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Description

This attractive semi-detached house presents brick and tile hung elevations below a tiled roof and was built approximately 5 years ago having the benefit of the balance of a 10 year NHBC warranty. Improved and upgraded by the current owners, the well planned accommodation provides a large living room and fully fitted kitchen with ample space for a breakfast table. The kitchen has double doors that open out onto the landscaped garden with a timber shed, patio and barbeque area. The property is beautifully decorated and has some attractive panelled walls and to the first floor is a master bedroom with en-suite, two additional good sized bedrooms as well as a family bathroom. There is parking for two vehicles to the front with the benefit of a car charging point and the well situated development is located on the fringe of the village within easy reach of local amenities. Viewing is highly recommended.

NOTE: The property is subject to a management charge for the upkeep of the communal areas of approximately £350 per annum.

Directions

From Horam proceed south turning left at the roundabout on Horebeech Lane, proceed for approximately 1/2 mile turning left at the roundabout into Poppy Lane and the property will be found along on the left hand side.
What3Words:///commenced.caramel.shakes

THE ACCOMMODATION

with approximate room dimensions is approached via a COVERED PORCH with double glazed door to

RECEPTION HALL

6' 4" x 6' 1" (1.93m x 1.85m) with stairs rising to first floor landing, part panelled, bench seat with shoe storage.

LIVING ROOM

12' 0" x 10' 6" (3.66m x 3.20m) with window to front, provision for wall mounted tv, laminate flooring and door through to

INNER HALLWAY

with access to large storage cupboard.

CLOAKROOM

8' 9" x 4' 9" (2.67m x 1.45m) currently set out as a Salon with back wash unit and separate wash hand basin, shelf and lighting. There is provision for a wc (which has been removed).

KITCHEN/BREAKFAST ROOM

16' 10" x 9' 8" (5.13m x 2.95m) with window and double doors opening onto the garden and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with space and plumbing for appliances. There is a fitted low level oven and a good sized area of working surface incorporating a stainless steel sink with mixer tap and drainer and a 4 ring gas hob with extractor fan above. The kitchen provides ample space for a breakfast table.



FIRST FLOOR LANDING

with loft access.

MASTER BEDROOM

11' 7" x 10' 9" (3.53m x 3.28m) with window to front, recessed lighting, part panelled wardrobe recess.



EN-SUITE SHOWER ROOM

6' 6" x 5' 1" (1.98m x 1.55m) with obscured window to front, tiled floor and fitted with a large shower enclosure with glazed screen, concealed cistern wc and vanity sink unit.

BEDROOM

11' 3" x 6' 10" (3.43m x 2.08m) with window to rear, airing cupboard with slatted shelves.

BEDROOM

10' 0" x 9' 8" (3.05m x 2.95m) with window to rear, recessed lighting, part panelled walls.

BATHROOM

7' 0" x 6' 2" (2.13m x 1.88m) fitted with a white suite comprising a panelled bath with shower attachment and tiled enclosure, concealed cistern wc, wash hand basin with mixer tap and heated towel rail to side.

OUTSIDE

The property has two block paved parking spaces with an electric car charging point. A right of way access leads across the front of the property leading to the front door. To the rear is a fence enclosed area of garden with paved pathway, astro-turf and raised planters leading to a large patio to the rear with pergola, BBQ and TIMBER SHED 8' 0" x 5' 9" (2.44m x 1.75m).



COUNCIL TAX

Wealden District Council
Band D - £2558.46

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.