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Peter Oliver



Poppy Drive, Horam, TN21 9BL

- ▼ 4 Double Bedrooms
- ▼ En-suite To Principal
- ▼ Beautiful Views To Rear
- ▼ Garage & Driveway
- ▼ Built In 2021
- ▼ 2 Receptions, Utility



## EPC RATING

Current:

84 | B

Potential:

109 | A

£490,000





## Poppy Drive, Horam, TN21 9BL

Built in 2021, this stunning four-bedroom detached property offers light, space, and contemporary living in a peaceful setting, ideally positioned with open fields to the rear. Boasting a spacious layout across two floors and presented in immaculate condition throughout, this home is perfect for families seeking comfort and style. The ground floor welcomes you with a bright and airy entrance hall leading to a generously sized sitting room, ideal for relaxing or entertaining. To the rear, the impressive kitchen/diner provides the perfect hub of the home, with ample space for dining and doors opening out to the garden. A practical WC/utility room and a versatile study complete the downstairs accommodation. Upstairs, four well-proportioned bedrooms offer ample living space. The master bedroom benefits from an en-suite shower room and a fitted dressing area with wardrobes, while the additional bedrooms are served by a modern family bathroom. Outside, the property features a garage and a private driveway, providing off-road parking. The rear garden enjoys a tranquil outlook over open fields, making it an ideal space for relaxation and outdoor enjoyment. This light-filled and well-designed home combines stylish living with practicality in a sought-after location. Early viewing is highly recommended to fully appreciate all this exceptional home has to offer.

Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
Info@peteroliverhomes.co.uk

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 The Property  
Ombudsman

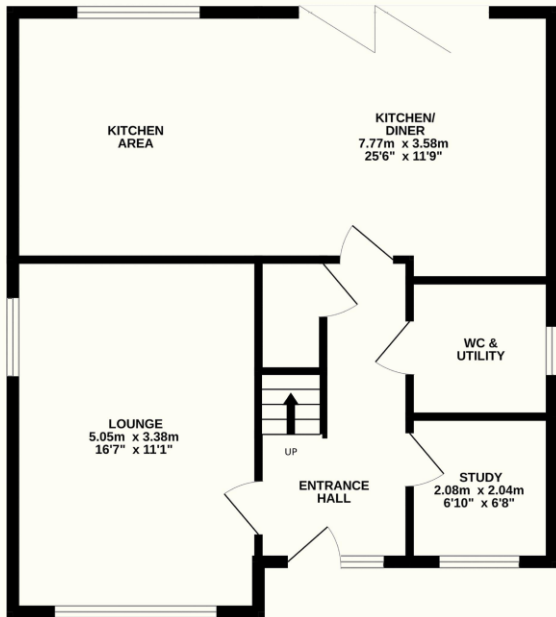
 The Property  
Ombudsman  
LETTINGS



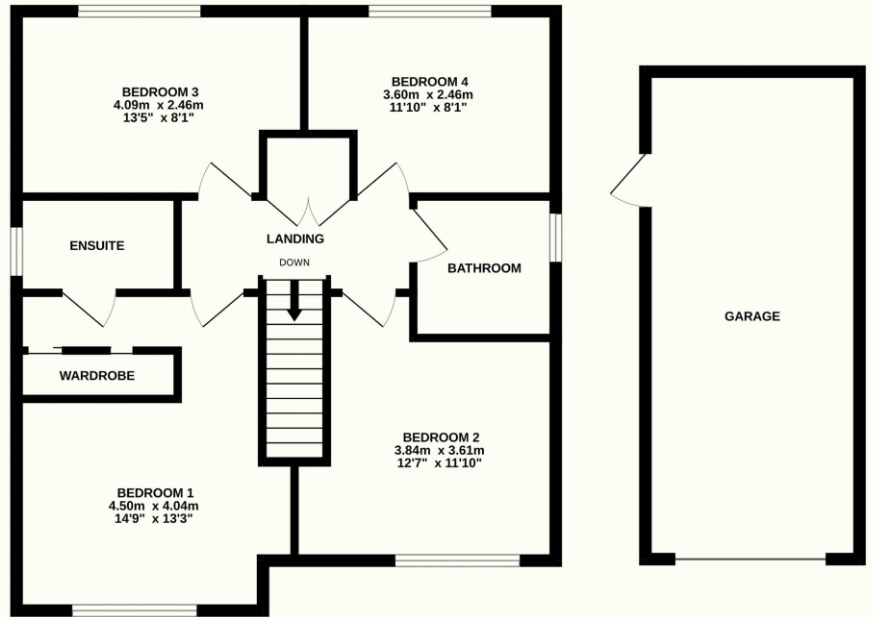




GROUND FLOOR  
63.3 sq.m. (681 sq.ft.) approx.



1ST FLOOR  
63.3 sq.m. (682 sq.ft.) approx.



TOTAL FLOOR AREA : 148.1 sq.m. (1594 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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TENURE: FREEHOLD

COUNCIL TAX BAND: F

MAINTENANCE/SERVICE CHARGE: £440pa

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