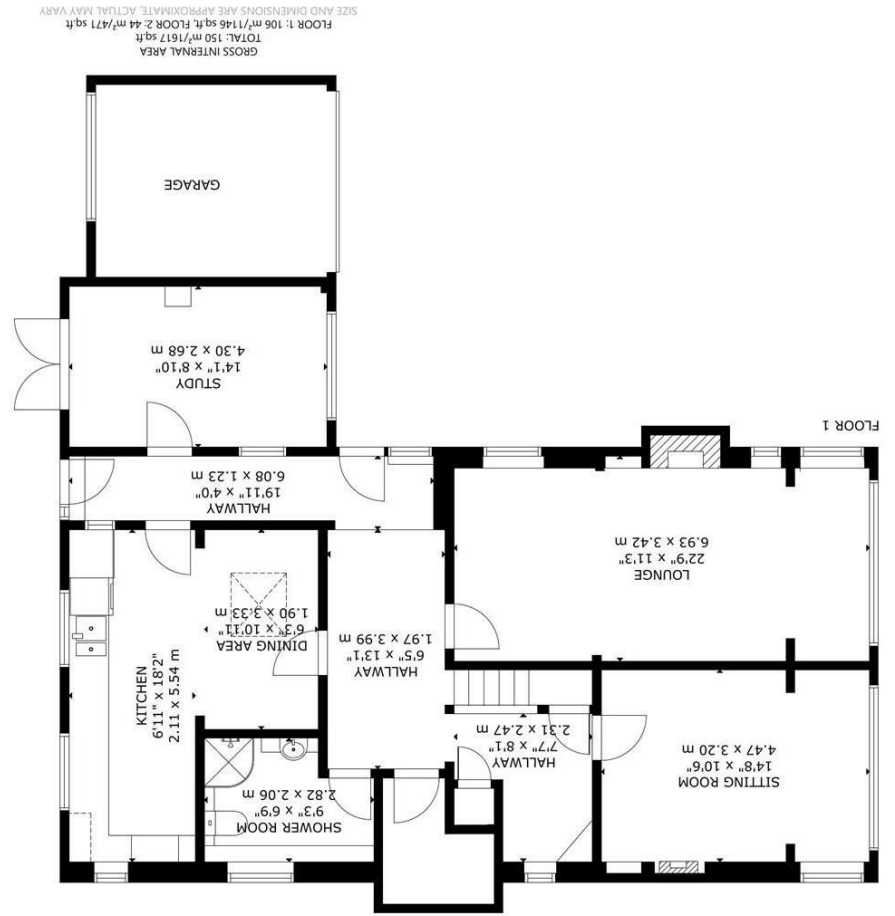
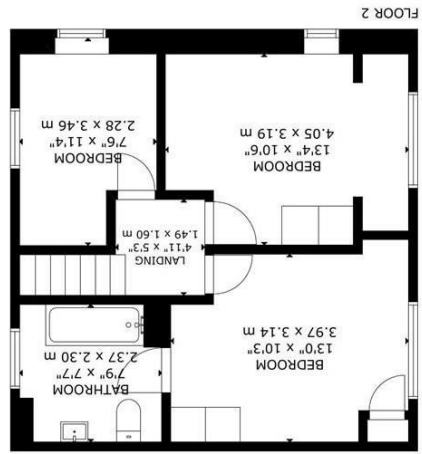


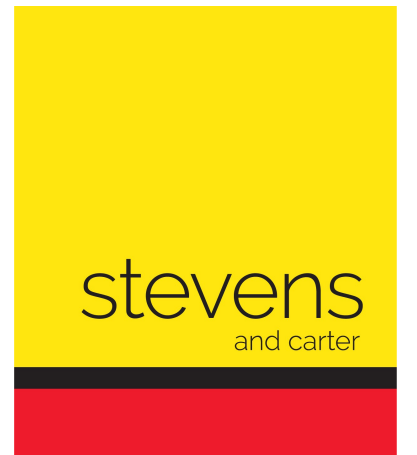
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	15-48%
B	16-41%
C	15-48%
D	13-54%
E	12-54%
F	12-54%
G	11-50%

Very energy efficient - lower running costs

Energy Efficiency Rating: 66



Lower Horsebridge



Freehold

£450,000

3 BEDROOM 2 RECEPTION 1 BATHROOM 1 GARAGE

Lower Horsebridge



## , Lower Horsebridge

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### DESCRIPTION

3D Virtual Tour | Characterful Home | Three Reception Areas | 1600 SQFT | Unique Opportunity | Versatile Layout | Study | Driveway Parking | Mature Rear Garden | Two Bathrooms | Bus Route | Good Pubs Nearby | Countryside Walks | A-Road Access | GCH |

Dating back in part to the 1800's is this characterful charming detached and extended cottage in the heart of Lower Horsebridge with easy access to countryside walks, local pubs, A-roads and a bus route to Eastbourne, Lewes Brighton or Hastings.

Occupying a mature plot, the house is arranged with a spacious entrance hall leading way to a modern kitchen-dining area, a further two receptions rooms, a study and shower room too. On the first floor there are three bedrooms and a further bathroom.

The rear garden has ease of maintenance in mind with several planters and lawned areas. There is ample off road parking to the side of the house leading to the garage.

To explore this wonderful opportunity please take a look at our 3d virtual tour teamed up with our professional photography before calling for an accompanied viewing.



## , Lower Horsebridge

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Entrance Hall 6.08 x 1.23 x 1.97 x 3.99 x 2.31 x 2.47 (19'11" x 4'0" x 6'5" x 13'1" x 7'6" x 8'1")

Kitchen Area 2.11 x 5.54 (6'11" x 18'2")

Dining Area 1.90 x 3.33 (6'2" x 10'11")

Sitting Room 4.47 x 3.20 (14'7" x 10'5")

Lounge 6.93 x 3.42 (22'8" x 11'2")

Study 4.30 x 2.68 (14'1" x 8'9")

Shower Room 2.82 x 2.06 (9'3" x 6'9")

Stairs To First Floor

Landing Area 1.49 x 1.60 (4'10" x 5'2")

Bedroom One 4.05 x 3.19 (13'3" x 10'5")

Bedroom Two 3.97 x 3.14 (13'0" x 10'3")

Bedroom Three 2.28 x 3.46 (7'5" x 11'4")

Bathroom 2.37 x 2.30 (7'9" x 7'6")

Rear Garden

Driveway Parking

Garage