



Upper Horsebridge, Hailsham BN27 3BD

welcome to

Upper Horsebridge, Hailsham

Fox & Sons are delighted to bring to the market this charming, Detached Period Farmhouse believed to have its origins in the 18th Century, offering spacious accommodation and a wealth of charm and character features!



Entrance Hall

Basement Access

Cellar 1

15' 9" x 11' 10" (4.80m x 3.61m)

Cellar 2

11' 2" x 10' 2" (3.40m x 3.10m)

Cellar 3

Cloakroom Wc

Sitting Room

15' 9" x 12' 2" (4.80m x 3.71m)

Dining Room

15' 9" x 12' 2" (4.80m x 3.71m)

Snug

13' 1" x 11' 2" (3.99m x 3.40m)

Library

12' 2" x 9' 10" (3.71m x 3.00m)

Kitchen/ Breakfast Room

15' 5" x 13' 9" (4.70m x 4.19m)

*Feature Well in kitchen.

First Floor Landing

Master Bedroom

16' 1" x 12' 6" (4.90m x 3.81m)

Ensuite

9' 3" x 5' 9" (2.82m x 1.75m)

Bedroom Two

15' 1" x 10' 10" (4.60m x 3.30m)

Bedroom Three

12' 10" x 10' 10" (3.91m x 3.30m)

Bedroom Four

13' 1" x 8' 2" (3.99m x 2.49m)

Bedroom Five

9' 10" x 7' 3" (3.00m x 2.21m)

Bathroom

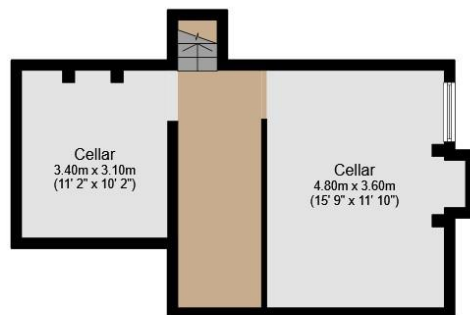
11' 2" x 9' 10" (3.40m x 3.00m)

Outside

Rear Garden

Front Garden

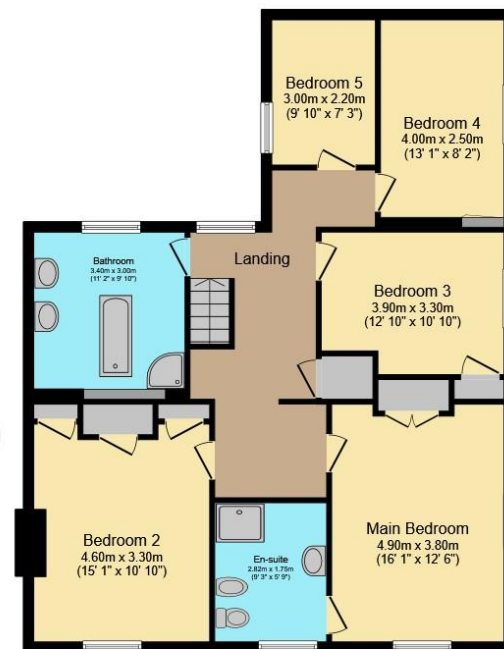
Off Road Parking



Basement



Ground Floor



First Floor

Total floor area 239.8 m² (2,582 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/HAI109831



welcome to

Upper Horsebridge, Hailsham

- Detached Period Farmhouse
- Five Spacious Bedrooms
- A Wealth of Charm & Character Features
- Master Bedroom with Ensuite Shower Room
- Living Room, Dining Room, Snug & Library
- Three Room Cellar with Power & Plumbing
- Enclosed Gardens & Off Road Parking for Several Vehicles

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI109831



Property Ref:
HAI109831 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk