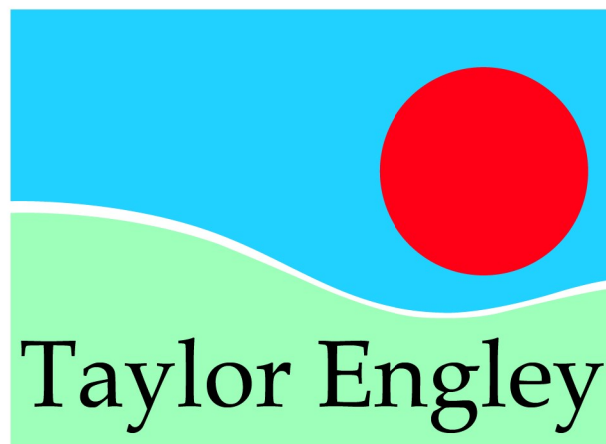


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**2 CUCKMERE COTTAGES COLDHARBOUR
ROAD,
UPPER DICKER,
HAILSHAM, BN27 3QE**



*** SECLUDED DEVELOPMENT OF THREE HOUSES * CENTRAL VILLAGE LOCATION *
TWO DOUBLE BEDROOMS * KITCHEN * SITTING ROOM WITH WOOD BURNING
STOVE * CONSERVATORY * SHOWER ROOM/WC * GARAGE WITH OFF ROAD
PARKING * SOUTH/EASTERLY FACING REAR GARDEN * EPC - D**

Price £370,000 Freehold

**** CHAIN FREE ** GARAGE AND PARKING * CONSERVATORY * TUCKED AWAY IN THE
HEART OF UPPER DICKER ** BERWICK MAINLINE TRAIN STATION WITHIN A SHORT
DRIVE ** Footsteps from the village shop and cafe', countryside walks and South Downs
National Park are right on your doorstep. The current owner has lived here for 30 years and
is in fabulous condition both internally and externally and benefits from a garage with
electric roller door and parking. The property benefits from fitted kitchen, sitting room with
wood burning stove and doors leading to the conservatory. Upstairs comprises of two
double bedrooms, the master having a lovely vista over the countryside and shower
room/wc EPC - D**

ACCOMMODATION COMPRISES

Composite door leading into

HALLWAY

14'1"x 5'10" (4.29m'x 1.78m)

Wall mounted cupboard housing electric fuse board, louvred door to under stairs cupboard, electric radiator.

KITCHEN

11'9 x 8'9 (3.58m x 2.67m)

Fitted with solid wood wall and base units incorporating cupboards and drawers, ample work top space , inset sink unit and drainer with mono block mixer tap. Built in Bosch electric oven with four ring ceramic hob with extractor over and spaces for washing machine, upright fridge freezer. Double glazed window overlooking the front, part tiled walls and open serving hatch to the sitting room.

SITTING ROOM

15'10 x 15'1 (4.83m x 4.60m)

Fireplace with multi-fuel wood burning stove and slate hearth, serving hatch to kitchen, electric panel radiator, French doors and cat flap leading to conservatory.

CONSERVATORY

10'1 x 8'2 (3.07m x 2.49m)

Double glazed windows surround with glass roof, sliding door to the rear garden.

FIRST FLOOR LANDING

Airing cupboard, loft access with drop down folding ladder.

BEDROOM ONE

15'8 x 15'2 (4.78m x 4.62m)

Double glazed window over looking the rear garden and views to fields beyond, Electric radiator, fitted bedroom furniture including wardrobes with hanging rail and shelving, dressing table with drawers.

BEDROOM TWO

11'10 x 8'10 (3.61m x 2.69m)

Double glazed window overlooking the front, electric radiator.

SHOWER ROOM/WC

6'9 x 5'11 (2.06m x 1.80m)

Vanity wash hand basin with cupboards under and close coupled wc, walk in shower cubicle with aqua boarding with shower over, part tiled walls, obscure double glazed window to the front.

OUTSIDE FRONT

Area of lawn with pathway to the front door.

GARAGE

Middle garage having electric up and over door.

REAR GARDEN

South/easterly facing rear garden with boarders and greenhouse, access from the rear to the front.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (C)

BROADBAND AND MOBILE PHONE CHECKER

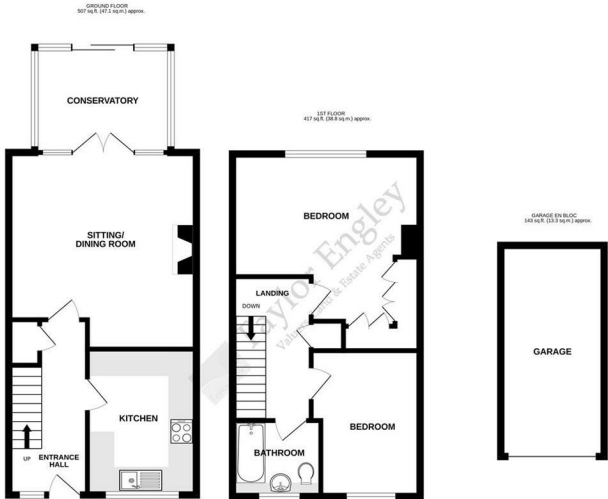
For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.



TOTAL FLOOR AREA: 1067 sq ft (99.1 sq m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with ePlans 12/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Close by is the market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks,

leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.