

**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**  
**www.taylor-engley.co.uk**

est. 1978

**Taylor Engley**



**53 Upper Horsebridge, Hailsham, BN27 1NU**  
**Offers In Excess Of £230,000 Freehold**

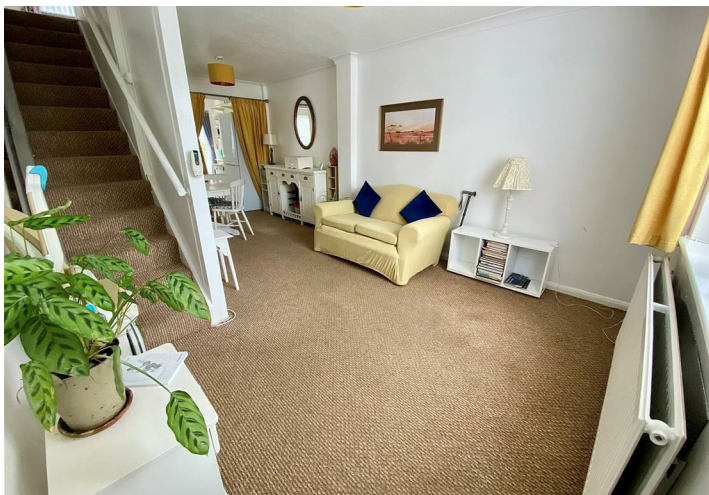
**\*\* CHAIN FREE WITH VACANT POSSESSION \*\*** A charming and comfortable, two double bedroom, terraced cottage located within walking distance to the local shop, Cuckoo Trail and bus routes. The property has the rare benefit of a garage and comprises of entrance lobby, sitting/dining room, fitted kitchen, two double bedrooms and bathroom. To the outside comprises of cottage garden to front and rear. EPC = D





**\* CHAIN FREE \* GARAGE \* TWO DOUBLE BEDROOMS \* ENTRANCE VESTIBULE \* SITTING/DINING ROOM \* KITCHEN \* BATHROOM \* COTTAGE GARDENS \* GAS CENTRAL HEATING \* DOUBLE GLAZED \***

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.





## ACCOMMODATION COMPRISES

Part double glazed door leading into

## ENTRANCE VESTIBULE

Cupboard housing the gas and electric meters, part double glazed door leading into sitting room.

## SITTING ROOM

11'5 x 11 (3.48m x 3.35m)

Open plan to the dining area, stairs to first floor landing, radiator, double glazed window to front, television aerial socket.

## DINING ROOM AREA

8' x 7'5 (2.44m x 2.26m)

## KITCHEN

11' x 7'6 (3.35m x 2.29m)

Double glazed window to rear and part double glazed door leading to the rear garden. Kitchen is fitted with ample base units and work top surfaces, and shelving. Spaces for washing machine, tumble dryer, fridge/freezer, dishwasher and oven, large understairs cupboard with shelving.

## BEDROOM ONE

11' x 10'9 (3.35m x 3.28m)

Double glazed window to front, radiator, built-in cupboard with shelving.

## BEDROOM TWO

10'11 x 7'5 (3.33m x 2.26m)

Radiator, double glazed window overlooking the rear garden.

## BATHROOM

White suite comprises of panel bath with chrome mixer tap with hand held shower over, pedestal wash hand basin with chrome mixer tap, low level flush wc, part tiled walls, cupboard housing Vaillant gas boiler with shelving and further cupboard over.

## OUTSIDE TO REAR

Pretty cottage garden with gate access to side for bins.

## OUTSIDE TO FRONT

Gate leading cottage style garden with pathway to the front door.

## GARAGE

Located to the right hand side of the property, second garage from the left.

## BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## COUNCIL TAX BAND:

Council Tax Band - B

## FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

## VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	85
(81-91) B		
(69-80) C		
(55-68) D		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**