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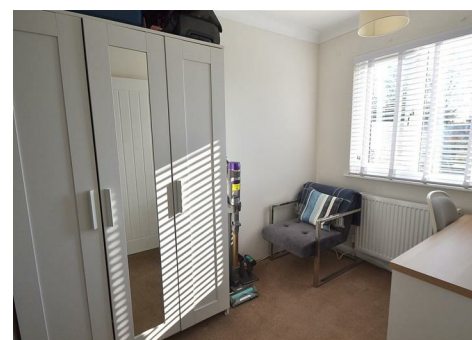
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**Taylor Engley**



**Sunny Ridge Carters Corner, East Sussex, BN27 4HY**

**Asking Price £450,000 Freehold**

Considered to be most unique - a very private property which is immaculately presented and hidden away from the hustle and bustle!! This charming detached bungalow offers a perfect blend of tranquility and restful lifestyle in a beautiful setting. The large private front and rear gardens are a calming retreat with the rear garden enjoying a south easterly aspect being a standout feature, offering a serene outdoor space where you can unwind and enjoy the picturesque countryside views. The property offers ample off road parking for approximately three cars and benefits from a detached garage (located on the opposite side of the road). Its secluded location allows for a peaceful lifestyle, while still being within easy reach of local amenities. EPC = E.



**\* TRANQUIL AND PRIVATE LOCATION \* FANTASTIC COUNTRYSIDE VIEWS \* AMPLE OFF ROAD PARKING FOR APPROXIMATELY THREE CARS \* GARAGE \* 2/3 BEDROOMS \* SITTING ROOM/DINING ROOM \* KITCHEN \* SHOWER ROOM/WC \* LARGE FRONT AND BACK GARDENS WITH SOUTH EASTERLY ASPECT TO REAR \* OIL FIRED CENTRAL HEATING \* DOUBLE GLAZED \* EPC -**

**A short drive away is the market town of Hailsham with various amenities. Hailsham Town is approximately for miles 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 approximately eleven miles distant.**



## ACCOMMODATION COMPRISES

Part glazed obscure composite door leading into

### HALLWAY

Wood effect laminate flooring, radiator with decorative cover and shelf, dimmer switch, archway through to sitting room doors to bedroom one, three and shower room.

### SITTING/DINING ROOM

24'2 x 9'10 (7.37m x 3.00m )

Double glazed windows overlooking the front, wood effect laminate flooring, fireplace having brick surround with mantle and tiled hearth, radiator, open plan through to dining area

### DINING AREA

Double glazed French doors leading out to seating decked area to the front with additional double glazed windows flanking the French doors, further double glazed window to side, wood effect flooring. radiator with decorative cover and shelf, dimmer switch.

### INNER LOBBY

Two built in cupboard with storage shelving, and further open shelving, radiator with decorative panel and shelf, part glazed door to the boot room. Archway to the kitchen.

### KITCHEN

10'5 max x 8'2 max (3.18m max x 2.49m max)

(Maximum measurements include depth of fitted units)

Double glazed window over looking the rear garden and beyond to the fields. The kitchen is fitted with shaker style wall and base units incorporating cupboard and drawers, spaces for washing machine and fridge freezer, built in Zanussi oven with four ring Zanussi induction hob with extractor over, part tiled walls, stainless steel sink and drainer unit with chrome mixer taps, inset ceiling spot lights, cupboard housing the consumer unit.

### BOOT ROOM/REAR PORCH

Tiled floor, single glazed window, part obscure glazed door to the rear garden with cat flap.

### BEDROOM TWO

12' x 8'3 (3.66m x 2.51m)

Double glazed window overlooking the rear garden and window to side, built in cupboard with hanging rail and storage shelf over, further cupboards above, radiator.

### BEDROOM ONE

11'3x 8'11 (3.43mx 2.72m)

Leads off from the front hallway. Double glazed window overlooking the front garden having a very private aspect, radiator, archway leading to

## BEDROOM THREE/DRESSING ROOM

9'2 x 6'9 (2.79m x 2.06m)

Double glazed window overlooking the rear garden and countryside beyond, radiator.

### SHOWER ROOM/WC

Decorative tiled flooring, white suite comprises of low level flush wc, vanity wash hand basin with cupboard under, enclosed shower cubicle with aqua boarding, rain shower and hand held shower attachment. Two obscure double glazed windows to the rear garden, chrome effect towel, extractor fan, inset ceiling spot lights.

### FRONT GARDEN

Steps with gated access to the front garden which has a very secluded aspect with mature shrubs, side access to the rear garden. Decking leads to French doors to the dining room.

### REAR GARDEN

Enjoying a south easterly aspect and having countryside views and distant views to The Downs. The garden is mainly laid to lawn with shed and garden shed with lean to with power.

## 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

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

## 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.

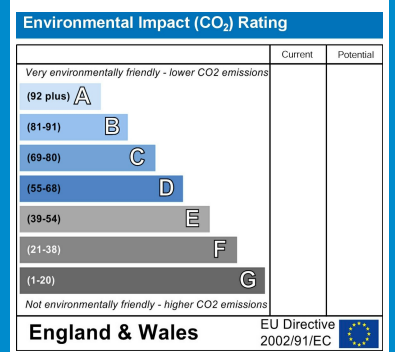
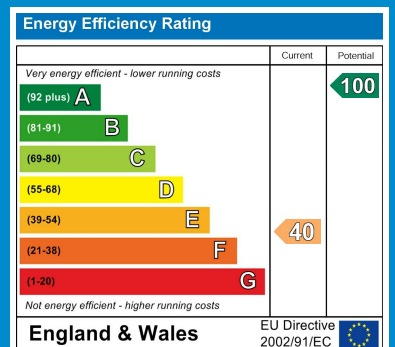
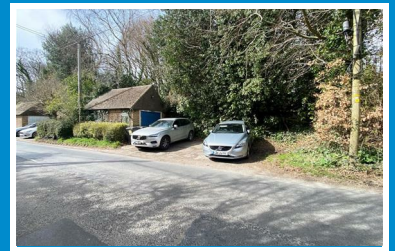
## VIEWING INFORMATION

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.









**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.

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