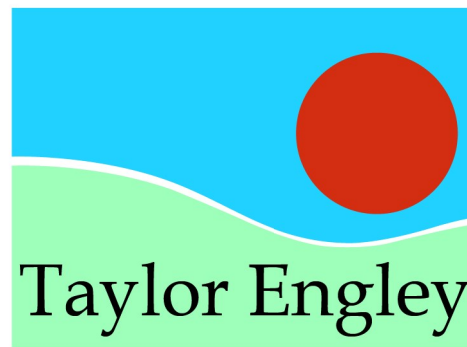


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Lilac Cottage Carters Corner, East Sussex, BN27 4HZ
Price £620,000 Freehold

WOW!! WHAT A SANCTUARY TO COME HOME TO!! RURAL COTTAGE WITHIN A HAMLET SURROUNDED BY COUNTRYSIDE VIEWS AND FABULOUS WALKS RIGHT ON YOUR DOORSTEP * Lilac Cottage offers a haven of comfort and love and is a fine example of an Edwardian style semi-detached cottage. This beautiful cottage offers four double bedrooms with countryside views and is an exceptionally appealing property forming part of the former farm cottages. This property has been meticulously presented, updated and extended for example, the downstairs has a very comfortable living space offering a beautifully fitted and well equipped recently installed kitchen with original brick laid flooring, utility room having the same finish as the kitchen, sitting room with Bi-folding doors to the rear garden with views, dining room with open fireplace with wood flooring, a large welcoming hallway, office and cloakroom. To the upstairs offers four double bedrooms, the master having an en-suite bathroom and the second bedroom has a large walk in wardrobe. The outside comprises of off road parking, Westerly facing rear garden with storage under the sitting room extension and brick outhouse. EPC = E



*** FOUR DOUBLE BEDROOM SEMI-DETACHED EDWARDIAN HOUSE * WESTERLY VIEWS * THREE RECEPTIONS/DOWNSTAIRS OFFICE * SPACIOUS ENTRANCE HALLWAY * DINING ROOM WITH PERIOD FIREPLACE * WELL EQUIPED RECENTLY INSTALLED KITCHEN * UTILITY * CLOAKROOM * SITTING ROOM WITH BI-FOLDING DOORS TO THE REAR GARDEN * EN-SUITE TO THE MASTER BEDROOM * FAMILY BATHROOM * OFF ROAD PARKING * PRIVATE REAR GARDEN * EPC**



UPVC composite door with decorative obscure window, leading into:

ENTRANCE HALLWAY

Fitted wipe mat, tiled flooring, built in double cupboards with hanging rails and two storage cupboard's over, stairs to first floor landing, radiator with decorative cover and double glazed UPVC window to front.

OFFICE/RECEPTION TWO

Dual aspect with double glazed windows to front and side, inset ceiling spotlights, tiled floor, radiator media sockets.

DINING ROOM

Double glazed window to front, radiator, solid oak wood flooring, feature cast iron fireplace with brick hearth with wood mantle over, shelving to the recess chimney breast, under stairs storage area which has a useful understairs cupboard, part glazed timber door leading into

KITCHEN

Recently fitted bespoke kitchen which comprises of ample wall and base units, incorporating cupboards and drawers, space for range cooker with extractor and light over, built in dishwasher, built in under counter fridge, concealed under counter pull out bin storage, to the recess of the chimney breast are useful storage shelves with cupboard over, radiator, exposed, sealed, brick flooring, UPVC double glazed window overlooking the rear garden, one and a half bowl ceramic sink with copper mixer tap, breakfast bar, stable door with cat flap leading to rear garden, part glazed timber door leading to pantry which is fitted with shelving and glazed window to rear.

INNER HALLWAY

High gloss wood flooring leading to:

UTILITY

Same fittings as kitchen. Wall and base units, space for washing machine, space for tumble dryer, space for fridge freezer, wine rack, built in storage cupboard with shelving, stainless steel sink unit with chrome mixer taps, partly tiled, power sockets, radiator, inset ceiling spotlight's, timber door leading to:

CLOAK ROOM

Low level flush WC, corner wash hand basin with chrome mixer tap with solid oak cupboard below, slate tiled splash back, radiator, obscure double glazed window to side, inset ceiling spotlight's, extractor fan, decorative tiled floor.

From inner hallway.

Timber door with panels leading to:

SITTING ROOM

Triple aspect room with radiator, inset ceiling spotlight's, two opening skylights, triple bi-folding door leading to rear garden, television aerial socket.

FIRST FLOOR LANDING

Two hatches to separate loft space's both have good head height with pull down ladders, both have electric lighting and one is fully boarded.

BEDROOM

Bright and spacious bedroom with double glazed window overlooking the rear with country side views, part paneled walls, eaves storage, inset ceiling spotlights, built in storage cupboard with two hanging rails and cupboard over, other cupboard has extra long pull out drawers, dimmer switches, shelving.

BATHROOM

Tiled floor, double ended bath with chrome mixer tap, full tiled bathing area with glass shower screen and Mira shower over, wash hand basin with chrome mixer tap and cupboard under, shaver socket, low level flush WC, chrome heated towel rail, obscure double glaze window to rear, inset ceiling spotlights.

BEDROOM TWO

Double glazed window to front, cast iron fireplace, radiator, large built-in wardrobe with hanging rail and shelving, inset ceiling spotlight's.

BEDROOM THREE

Double glazed window to rear, radiator, inset ceiling spotlight's.

BEDROOM FOUR

Double glazed window to rear with country side views, radiator, television aerial socket (Panasonic TV is built within a feature timber wall and will be remaining), built in cupboard which has hanging rail and storage shelving.

FAMILY BATHROOM

Double ended bath with chrome mixer tap, mosaic tiled bathing area, obscure double glazed window to side, extractor fan, low level WC, vanity wash hand basin with cupboard below, heated electric towel radiator, inset ceiling spotlight's, enclosed cubicle shower with curved shower screen and mosaic tiled walls with shower over.

OUTSIDE

TO REAR

Stable door with brick steps leading down to decorative brick paved path, duck pond with water fountain, outside lighting, brick out house, enclosed by timber paneled fencing and part brick wall, country side views, further trees, apple tree, fig tree, various plants, shrubs and elderflower, Indian bean tree, steps leading up to sitting room, garden to side has shed and gate leading to front, outside tap cold tap and also has plumbing for hot water, outside ceramic butler sink with hot water tap and under stair's storage room.

TO FRONT

Ample off road parking.

N.B Lilac cottage is not on main drainage a new Klargester septic tank has been installed which services 7 houses at a cost of approximately £84 every 10 months.

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

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

MEASUREMENT DISCLAIMER

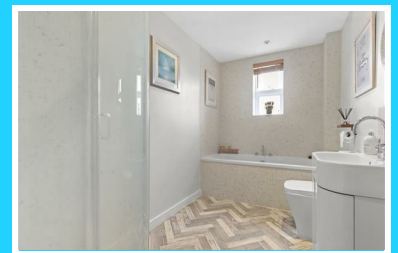
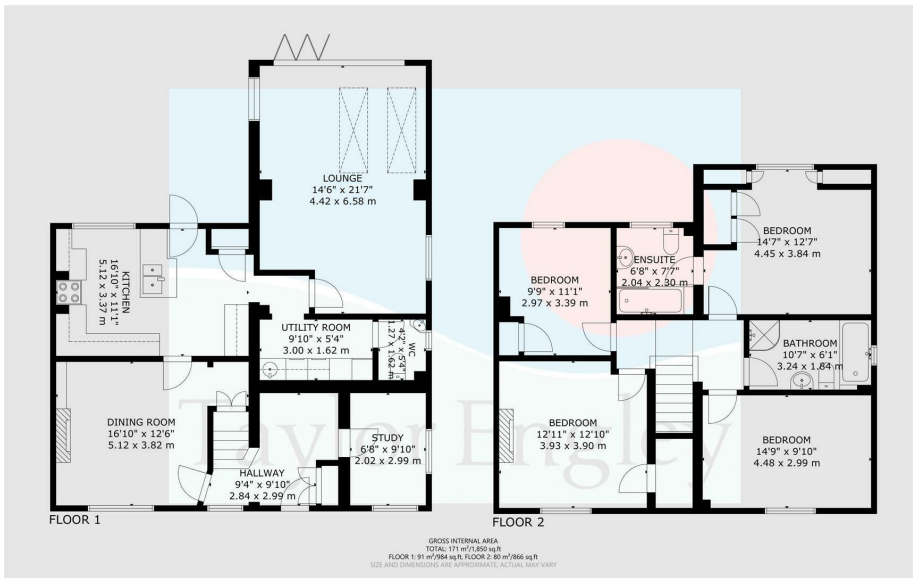
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and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

N.B. We have been made aware by the sellers that in one of the roof spaces of which there are two, that there is a resident bat.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(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	

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

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

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