

**Valuers, Land & Estate Agents**

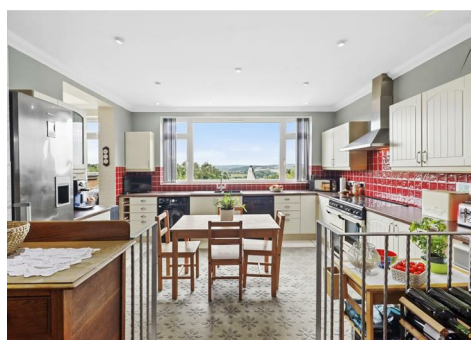
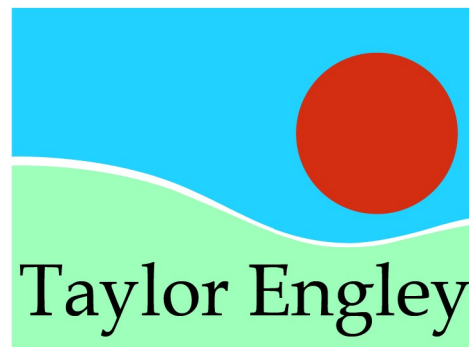
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**Grosvenor House, The Strait, Boreham Street, East Sussex, BN27 4SE**

**Offers In Excess Of £599,950 Freehold**

Grosvenor House is a substantial detached family home, offering **STUNNING FAR REACHING COUNTRYSIDE VIEWS TO THE REAR**. The property offers deceptively spacious living accommodation, featuring four reception rooms, ground floor cloakroom, four double bedrooms and three bathrooms. To the front of the property is a large driveway providing off road parking for a number of vehicles with an electric gate to front and a garage with electric door. A large patio and decked area can be found at the rear of the property, offering an ideal entertaining space, with further lawned areas and kitchen garden. EPC = E





**\* ENTRANCE HALL \* STUDY \* LOUNGE \* GARDEN ROOM \* KITCHEN/BREAKFAST ROOM \* DINING ROOM \* CLOAKROOM/WC \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* THREE FURTHER DOUBLE BEDROOMS \* FAMILY BATHROOM AND SEPARATE SHOWER ROOM \* GARAGE \* LARGE DRIVEWAY \* REAR GARDEN WITH FABULOUS ENTERTAINING SPACE OVER LOOKING STUNNING COUNTRYSIDE VIEWS \***

**\* SEALED UNIT DOUBLE GLAZING \* OIL FIRED CENTRAL HEATING \* CALOR CYLINDER HOB \* SEPTIC TANK \***



## FRONT DOOR TO:

### ENTRANCE HALL

Radiator

### STUDY/GROUND FLOOR BEDROOM FIVE

12'7" x 12'1" (3.84m x 3.68m)

Feature brick open fireplace, double glazed bay window with outlook to front, radiator.

### CLOAKROOM/W.C.

White suite comprising low level W.C, washbasin, double glazed window to side.

### LOUNGE

18'9" x 12'4" (5.72m x 3.76m)

Feature brick fireplace surround with inset wood burning stove, radiator, double glazed ceiling lantern.

### GARDEN ROOM

11'5" x 9'8" (3.48m x 2.95m)

Double glazed windows and French doors opening on to the patio area, stunning far reaching views over countryside, radiator.

### DINING ROOM

12'3" x 12' (3.73m x 3.66m)

Double glazed window to side, two radiators, door to side lean-to, steps down to:

### KITCHEN

14'3" x 13'1" (4.34m x 3.99m)

Large double glazed window to rear enjoying far reaching countryside views. The kitchen is fitted with a range of cream fronted cupboards and drawers, Leisure Range style gas (Calor) cooker with extractor hood over, Worcester floor standing boiler, worksurfaces, space and plumbing for dishwasher and washing machine, one and a half bowl sink unit with mixer tap, space for fridge freezer.

From the entrance hall, stairs rise to the first floor landing with double glazed window to side, airing cupboard housing hot water cylinder and shelving, hatch to loft space, being partly boarded and with fitted lighting.

### BEDROOM ONE

14'4" x 15'6" narrowing to 9'9" (4.37m x 4.72m narrowing to 2.97m)

Large double glazed window to rear enjoying stunning countryside views, radiator, split air conditioning/heating inverter.

### EN-SUITE SHOWER ROOM

White suite comprising pedestal washbasin, corner shower unit, low level W.C, extractor fan, heated towel rail.

### BEDROOM TWO

14'1" x 12" (4.29m x 3.66m)

Double glazed window with outlook to front, radiator.

### BEDROOM THREE

12'6" x 9'11" max (3.81m x 3.02m max)

Double glazed window to rear enjoying far reaching views, radiator, built-in wardrobe cupboard.

### BEDROOM FOUR

12'1" x 8'10" (to wardrobe fronts) (3.68m x 2.69m (to wardrobe fronts))

Radiator, double glazed window with outlook to front, built-in wardrobe cupboards.

### BATHROOM

White suite comprising jacuzzi style double ended bath with mixer tap and shower attachment, washbasin, low level W.C, heated towel rail, double glazed window to side, extractor fan.

### SHOWER ROOM

White suite comprising low level W.C, washbasin, corner shower unit, extractor fan, radiator.

### OUTSIDE TO FRONT

Electric gate to front, driveway parking for a number of vehicles, door to side lean-to with access to the rear garden.

### GARAGE

Electric door to front, power and light.

### REAR GARDEN

The rear garden is a particular feature of this property and offers a large patio and decked area, which truly makes the most of the stunning views to the rear, an ideal space for socialising. Steps go down to a lawned area and further garden space with raised vegetable gardens and two greenhouses. There is an outside tap, lighting and power to the garden.

### COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band F.

### PLEASE NOTE:

The property has a septic tank, which drains in to a soakaway in the fields backing on to the garden. The oil tank is in the rear garden and is approximately three years old and 2 x 19kg continuous operation Calor cylinders for the range cooker.

### 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) (The broadband is TalkTalk Fibre 65).

### 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 INFORMATION

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



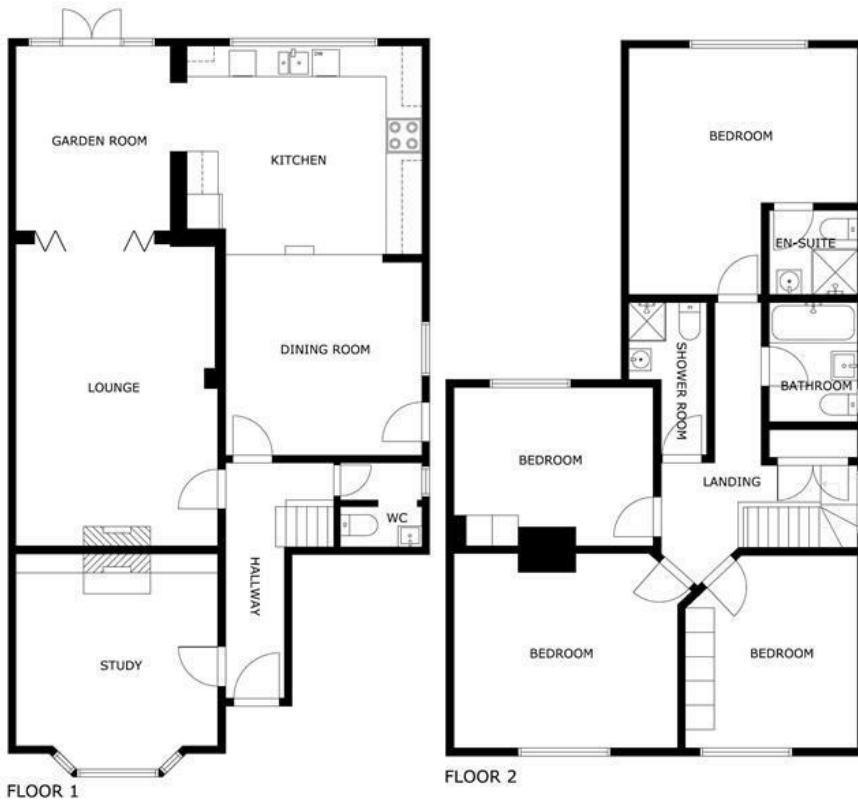




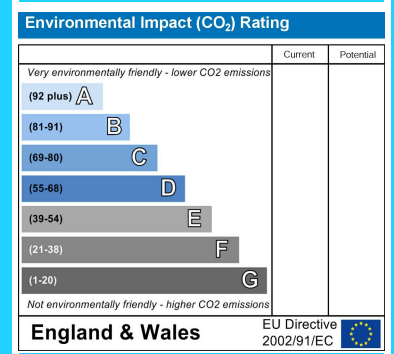
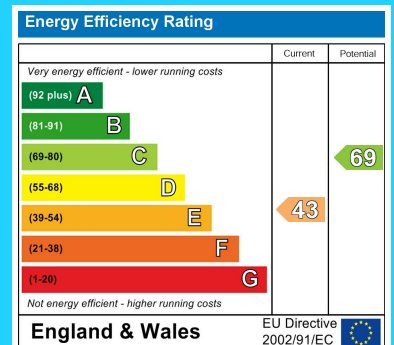
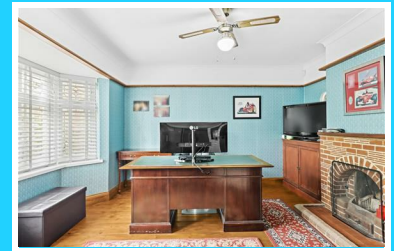








GROSS INTERNAL AREA  
 TOTAL: 1,874 sq ft  
 FLOOR 1: 1,001 sq ft, FLOOR 2: 873 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



**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.

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