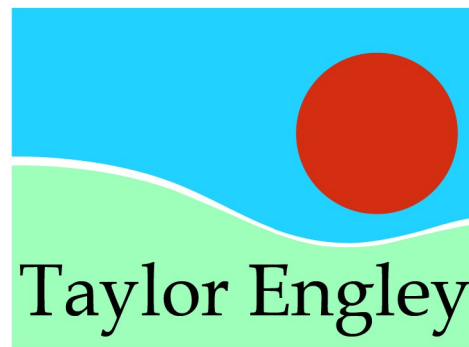


Valuers, Land & Estate Agents  
11 High Street, Hailsham  
East Sussex BN27 1AL

Tel: (01323) 440000  
Fax: (01323) 440750

[hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**23 Bakers Farm Upper Horsebridge, Hailsham, BN27 3BE**  
**£190,000 Non-traditional**

**\*\* CHAIN FREE \*\* A WELL APPOINTED, TWO DOUBLE BEDROOM PARK HOME WITH THE MASTER HAVING EN-SUITE SHOWER ROOM/WC AND WALK IN WARDROBE\*\* Fabulous location within the favoured Bakers Farm site offering entrance hallway, dual aspect sitting room, dining room, fitted kitchen, modern bathroom/wc and two double bedrooms. Gardens surround with a paved courtyard to the rear, double glazed and LPG gas heating. This home is an Omar 2003. Available to over 55's, 1 cat per property but sorry no dogs.**



**\* CHAIN FREE \* DOUBLE UNIT PARK HOME \* TWO DOUBLE BEDROOMS, THE MASTER HAVING EN-SUITE SHOWER ROOM AND DRESSING ROOM \* BATHROOM/WC \* SITTING ROOM \* DINING ROOM \* FITTED KITCHEN \* OFF ROAD PARKING \* WRAP AROUND GARDEN \* DOUBLE GLAZED THROUGHOUT \* LPG BOTTLED HEATING \* OVER 55'S ONLY \***

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.



Obscure UPVC double glazed door to:

### **ENTRANCE HALLWAY**

Radiator, coving, wall mounted thermostat control, built in cupboard with storage shelving, door leading to:

### **SITTING ROOM**

17'x11'01" (5.18m x 3.38m)

Dual aspect with double glazed window to side, Arched Georgian style windows to side and front, feature fireplace with surround mantle and decorative hearth, television aerial socket, coving, radiator, open plan to:

### **DINING ROOM**

9'03" x 6'10" (2.82m x 2.08m)

Radiator, Georgian style windows to side, coving, arch way to:

### **KITCHEN**

10'11" x 7'11" (3.33m x 2.41m)

Kitchen is fitted with wall and base units incorporating cupboards and drawers, four ring gas hob with oven under and extractor fan over, stainless steel sink drainer unit with chrome mixer tap, space for washing machine, space for fridge freezer, cupboard housing gas boiler with cupboard below, further built in cupboards with shelving, ceiling strip light, double glazed door to side, double glazed window to the front.

### **BATHROOM**

6'03" x 5'5" (1.91m x 1.65m)

White suite with panel bath with taps, tiled surround, pedestal wash hand basin, low level flush WC, radiator, double glazed window to side, extractor fan, coving.

### **BEDROOM ONE**

11'05" x 9'05" (3.48m x 2.87m)

Dual aspect room with Georgian style window to side and rear, radiator, coving, fitted furniture incorporating bedside cabinets and over bed cupboards, walk in wardrobe ( 5'6" x 3'11" ) which has radiator, fitted with shelving and drawers and hanging rail.

### **EN SUITE**

5'07" x 5'01" (1.70m x 1.55m)

Low level flush WC, pedestal wash basin with tiled splash back, enclosed shower unit with aqua boarding, bi folding shower door, radiator, extractor fan, obscure double glazed window to side.

### **BEDROOM TWO**

8'04" x 9'05" (2.54m x 2.87m)

Radiator, double glazed window to front, fitted bedroom furniture including wardrobes, bedside cabinets and over head cupboards.

### **OUTSIDE TO FRONT**

Off road parking with driveway leading to walkway ramp with handrails outside tap, decorative boarder, sheds.

### **N.B**

To the front of the property there is a water fountain which does not belong to the property but owned by the park and is electrically fed by no.23 should you wish.

Site charge is £230 per calendar month decreasing to £225.34 from January 1st 2025

Water is metered and billed each month to the property

Electricity usage is billed to the property

### **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.

### **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 ( A )

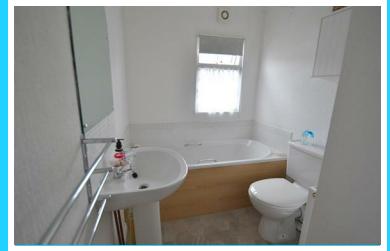
### **VIEWING INFORMATION**



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









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>		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: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226**