



**KARLISA**

**LOWER HORSEBRIDGE, HAILSHAM - £530,000**



## Karlisa, Lower Horsebridge, Hailsham BN27 4DJ

**Recessed Entrance Porch - Entrance Hall - Cloaks Cupboard - Open Plan Ground Floor with Kitchen, Dining and Sitting Areas - Separate Utility Room - Ground Floor Bedroom With Ensuite Shower Room - Attractive Spiral Staircase - First Floor Landing - Master Bedroom With Walk-In Wardrobe & Ensuite Shower Room - 3 Further Bedrooms (One With Ensuite Shower Room) - Sun Balcony - Low Maintenance Level Garden - Garage & Extensive Driveway - External Security Lighting - Underfloor Heating Throughout**

A unique detached chalet-style home in a tucked away location and built to a specific design by the current owners and offering wonderfully spacious accommodation over two floors to include underfloor heating throughout with individual controls for each room, an open plan ground floor area of kitchen, dining area and sitting room plus a separate utility room. Ground floor bedroom and ensuite wet room style shower room. To the first floor are two/three further bedrooms, two of which enjoy ensuite shower rooms and access to a timber decked sun balcony at the rear. The property enjoys level low maintenance gardens with a substantial area of off-road parking and integral garage with electric roller door. NO ONWARD CHAIN.

### **RECESSED ENTRANCE PORCH:**

Outside light. Oak front door into:

### **ENTRANCE HALL:**

Door to cloaks cupboard with hanging rail and shelf. Door to garage.

### **OPEN PLAN GROUND FLOOR:**

Tiled flooring throughout with spiral staircase to the first floor incorporating low level lighting. **SITTING ROOM:** French doors and double glazed window to the rear. **KITCHEN:** Double glazed window to the rear. Granite worktops with range of matching cupboard and drawer units below. Four ring Miele induction hob with extractor hood and light over. Tower unit with steam oven, stainless steel brush fronted Miele oven grill and warming drawer. Slimline dishwasher. Exposed breakfast bar unit with inset one and a half bowl sink and drainer with swan-neck style mixer tap over. Recessed ceiling downlighters. Localised tiling. Door to useful shelved larder cupboard. **DINING AREA:** Space for fridge/freezer. Further double windows and doors to outside. Door to:

### **UTILITY ROOM/CLOAKROOM:**

Obscure uPVC double glazed window to side. Useful fitted cupboard. Sink with mixer tap and cupboard below. Worktop with space below and plumbing for washing machine and tumble drier. Low level WC.

### **GROUND FLOOR BEDROOM:**

uPVC double glazed window with mirrored film to the front. Door to cupboard housing gas-fired central heating boiler and plumbing controls. Door to:



**EN-SUITE SHOWER ROOM:**

Double glazed window with mirrored film and obscure double glazed panel above. Wet room style with contemporary suite & chrome effect fittings comprising low level WC, wash basin with tiled splash back and cupboard below. Enclosed shower cubicle with tiled flooring. Recessed ceiling downlighter.

**FIRST FLOOR LANDING:**

Wall light points. Galleried glasswork allowing natural light. Range of timber doors to:

**MASTER BEDROOM:**

Double glazed French doors giving access to a timber decked SUN BALCONY with wrought iron surround. Door to walk-in wardrobe/dressing room with obscure double glazed Velux window to ceiling. Range of useful fitted timber shelving and hanging rails. Air conditioning. Power point. Wood effect flooring. Access to loft space.

**EN-SUITE SHOWER ROOM:**

Obscure double glazed Velux window to ceiling. White contemporary suite with chrome effect fittings comprising low-level WC, rectangular wide wash basin with cupboard below housing shaver point and mixer tap and tiled splash back over. Ceramic tiled flooring opening wet room style into a large twin-headed shower system. Recessed ceiling downlighters and door to useful shelved cupboard.

**BEDROOM TWO:**

Double glazed window to rear with door to timber decked SUN BALCONY. Timber effect flooring. Door to useful cupboard. Door to:

**EN-SUITE SHOWER ROOM:**

Obscure double glazed Velux window. White contemporary suite with chrome effect fittings comprising low-level WC, rectangular wide wash basin with cupboard below and mixer tap and tiled splash back over. Shaver point. Walk-in enclosed shower cubicle. Tiled flooring and door to useful shelved cupboard.

**BEDROOM THREE/STUDY:**

Obscure double glazed Velux window to ceiling. Timber effect flooring. Fitted shelving. Access to useful eaves storage cupboard.

**OUTSIDE:**

Electric gated front access leading to a large gravelled level OFF-ROAD PARKING area and single GARAGE with electric roller door, wall mounted fuse box, painted walls and floor, light, power and personal door into the house. To the right of the property a brick wall and arched timber gate gives access to a low maintenance REAR/SIDE GARDEN with an area of artificial lawn, large decked terrace and timber summer house. A pathway with an area of pebbles and hedging leads around the rear. Shed. External security lighting on all sides of the property. External power points. Water taps to front and rear.



**SITUATION:**

This property is situated near the village of Lower Horsebridge. The coastal resort of Eastbourne is a 20 minute drive away and offers extensive shopping, school and leisure facilities. Less than 1 mile away, the market town of Hailsham offers supermarkets, independent stores, library and leisure centre. Local bus services to Eastbourne, Uckfield, Tunbridge Wells and Brighton. Mainline station at Polegate with services to London, Brighton, Gatwick, Ashford etc. (connections may apply).

**VIEWING:** By appointment with Wood & Pilcher 01435 862211

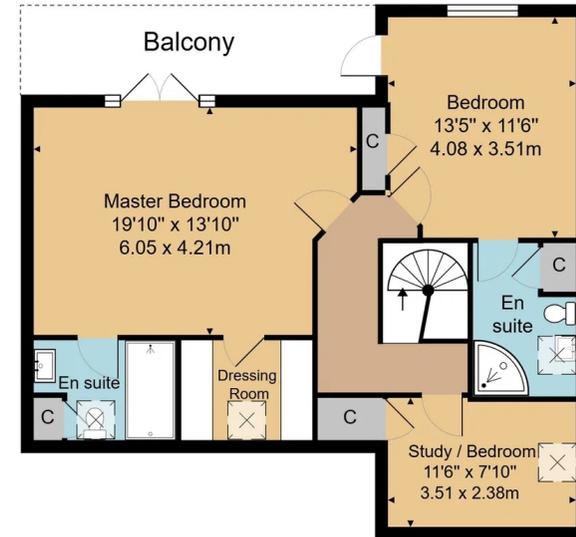
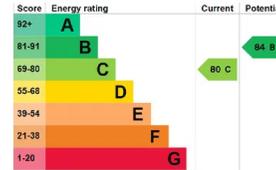
**TENURE:** Freehold

**ADDITIONAL INFORMATION:**

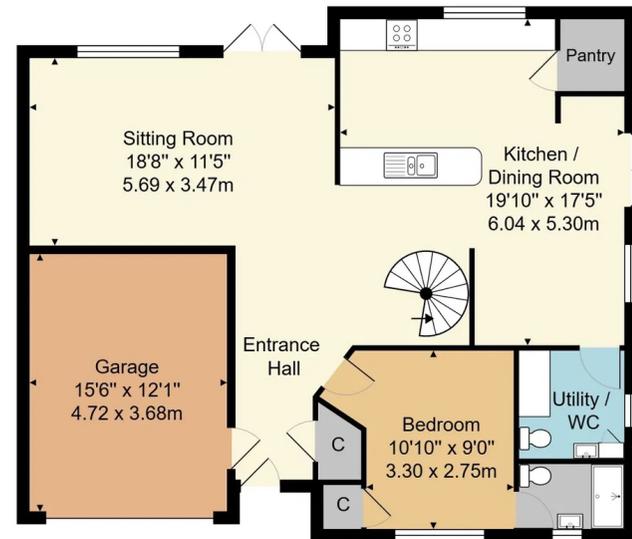
Broadband Coverage search Ofcom checker  
Mobile Phone Coverage search Ofcom checker  
Flood Risk - Check flooding history of a property England - [www.gov.uk](http://www.gov.uk)  
Services - Mains Water, Gas, Electricity & Drainage  
Heating - Gas-fired

**AGENTS NOTE:**

We understand there is outline planning permission for 55 homes in the field to the north of Karlisa (in North Street). Planning reference: WD/2021/2056/MAO



**First Floor**



**Ground Floor**

Approx. Gross Internal Area  
1852 ft<sup>2</sup> ... 172.1 m<sup>2</sup>  
(Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.



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