

**Valuers, Land & Estate Agents**

6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**

**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**

**www.taylor-engley.co.uk**

est. 1978

**Taylor Engley**



**Harborne Hailsham Road, Stone Cross, East Sussex, BN24 5AS**

**Price £520,000 Freehold**

**Taylor Engley are delighted to offer to the market this SUBSTANTIAL FIVE BEDROOMED DETACHED HOUSE, located in the Stone Cross area. The property enjoys versatile living accommodation featuring four receptions rooms, two bathrooms, spacious garage, off road parking for numerous vehicles and a large, well stocked private garden to rear. The property benefits from gas fired central heating and double glazed windows. EPC = C**



Local shops and amenities are available at Adur Drive, Stone Cross which is approximately half a mile distant. Polegate with its mainline railway station and shopping facilities are approximately two and a half miles distant. Eastbourne town centre with its comprehensive shopping facilities, mainline railway station, theatres and seafront is approximately five miles distant.

**\* FIVE BEDROOMED DETACHED HOUSE \* KITCHEN \* BREAKFAST ROOM \* STUDY \* CLOAKROOM/WC \* LIVING ROOM \* EN-SUITE AND FAMILY BATHROOM \* GARAGE \* GARDENS \***



## The accommodation

Comprises:

Front door opening to:

### Entrance Hall

Radiator, two windows to front, door to rear garden.

### Cloakroom/wc

Low level wc, washbasin, double glazed window to rear.

### Kitchen

10'10 x 9 (3.30m x 2.74m)

Fitted with a range of wooden cupboards and drawers, one and a half bowl sink unit, work surfaces, space for fridge freezer, space for dishwasher, built-in Bosch electric oven, Hotpoint built-in gas hob with extractor hood over, double glazed window to rear, opening to:

### Breakfast Room

8'7 x 8 (2.62m x 2.44m)

Double glazed window to rear, door to garden, radiator, wall mounted Worcester gas boiler, door to side porch with door to front.

### Study

12'10 x 10'9 (3.91m x 3.28m)

Double glazed bay window to front, radiator, wood panelling.

### Dining Room

16'10 x 11 (5.13m x 3.35m)

Two radiators, double glazed windows to front and rear, feature brick open fireplace.

### Living Room

18'7 x 11'8 max (5.66m x 3.56m max)

Double glazed window to rear, bar area, French doors opening to garden, feature fireplace surround. Door to garage.

Stairs rising from entrance hall to:

### First Floor Landing

Hatch to loft space, two double glazed windows to front, built-in cupboards.

### Bedroom 1

17'8 x 12'3 + door recess (5.38m x 3.73m + door recess)

Double aspect room with double glazed windows to rear and side with far reaching views, two radiators, built-in wardrobe cupboards.

### En-Suite Wet Room

7'4 x 4'9 (2.24m x 1.45m)

White suite comprising low level wc, washbasin, Triton shower, double glazed window to side, heated towel rail, radiator.

### Bedroom 2

10'11 x 10'11 (3.33m x 3.33m)

Double glazed window to front, radiator.

### Bedroom 3

10'5 x 9'10 (3.18m x 3.00m)

Radiator, double glazed window to rear enjoying far reaching views.

### Bedroom 4

18' x 8'8 max (5.49m x 2.64m max)

Radiator, airing cupboard, built-in wardrobe cupboard, double glazed window to rear enjoying far reaching views.

### Bedroom 5

11'3 narrowing to 7'5 x 9'10 (3.43m narrowing to 2.26m x 3.00m)

Radiator, double glazed window to front. Capacious fitted cupboards.

### Family Bathroom

8'4 x 5'8 (2.54m x 1.73m)

Suite comprising low level wc, washbasin, bath with mixer tap with shower attachment over, radiator, two double glazed windows to rear.

### Garage

16'5 x 10'11 (5.00m x 3.33m)

Up and over door to front, light and power, shelving, space and plumbing for washing machine and tumble dryer.

### Garden

Large patio, lawned areas, greenhouse, mature shrubs and trees, outside tap, timber shed.

### COUNCIL TAX BAND:

Council Tax Band - 'F' Wealden District Council.

### 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)

### 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.

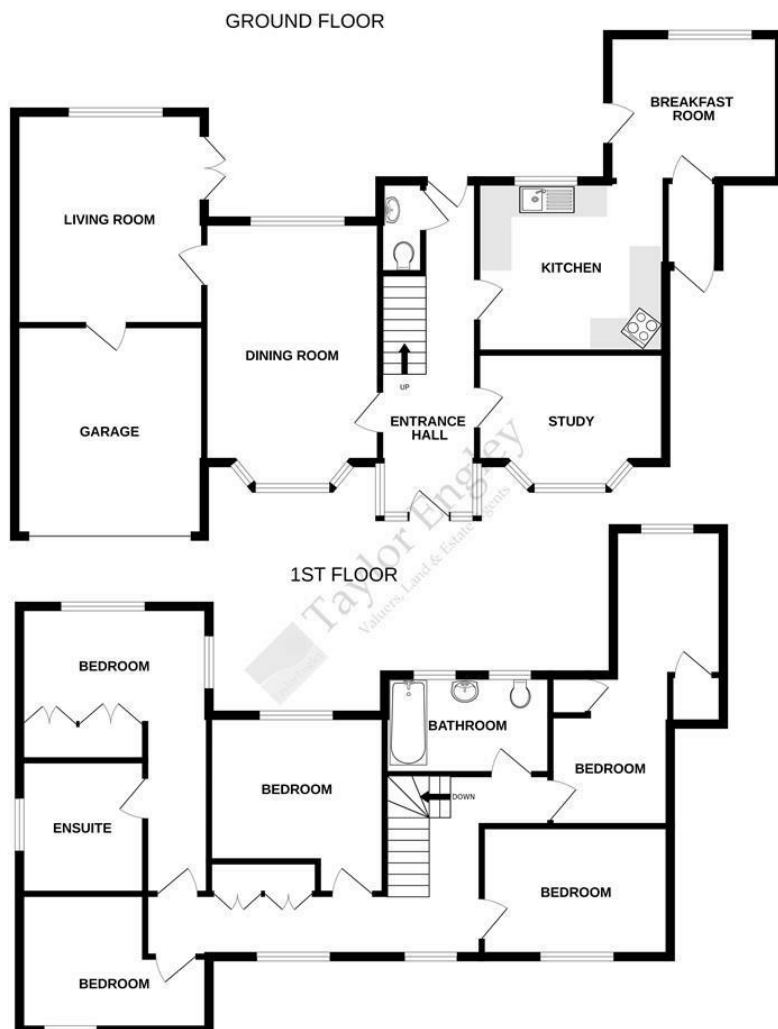
### VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.



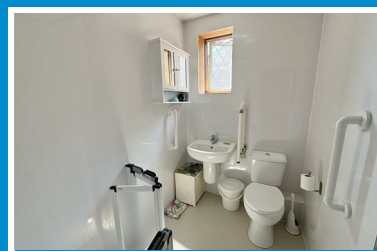






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 70      | 76                      |
| England & Wales                             |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (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>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> 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**

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.