

**Valuers, Land & Estate Agents**

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East Sussex BN27 1AL

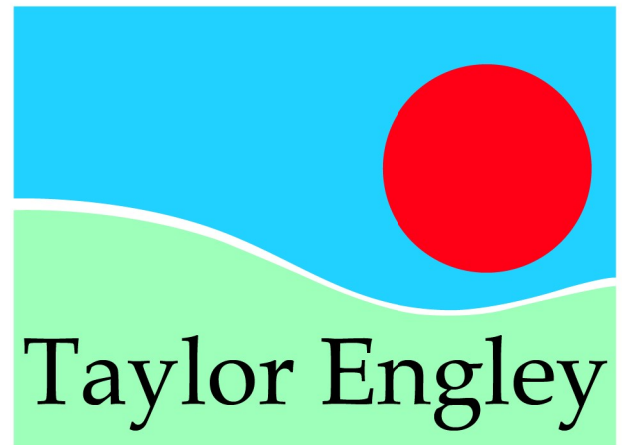
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**1 & 1A NORTH STREET,  
HORSEBRIDGE,  
HAILSHAM, BN27 4DR**



**£390,000**

**TO LET - A spacious three bedroom character cottage benefiting from gas fired central heating. The property is situated in a sought after location being within walking distance of the local post office, public houses and the playing fields.**

**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays**

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.

**Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎ (01323) 722222 Fax (01323) 722226**



The accommodation comprises:

#### ENTRANCE HALL

Tiled floor, radiator, storage cupboard, smoke alarm.

#### LIVING ROOM

20'10" x 15'7" max (6.35 x 4.75 max)

Windows with outlook to front and side, radiator.

#### DINING ROOM

20'2" x 9'4" (6.15 x 2.84)

Wood laminate flooring, radiator, window with outlook to front, large understairs storage cupboard.

#### KITCHEN

13'6" x 9'0" (4.11 x 2.74)

Range of modern fitted cupboards and drawers, tiled floor, sink unit, worksurfaces, windows with outlook to front and side, door to side garden.

#### W.C.

Tiled floor, low level w.c, washbasin, window to side.

#### FIRST FLOOR LANDING

Radiator, window with outlook to rear, cupboard housing boiler, wood laminate flooring, smoke alarm.

#### BEDROOM 1

25'11" x 11'0" max (7.90 x 3.35 max)

(25'11" measurement narrows to 19'7") Two radiators, two windows with outlook to front, built-in cupboard.

#### BATHROOM

Modern white suite comprising; low level w.c, pedestal washbasin, panelled bath, radiator, tiled walls, window with outlook to side.

#### BEDROOM 2

14'11" x 10'1" (4.55 x 3.07)

Window with outlook to front, radiator.

#### BEDROOM 3

11'6" x 7'2" (3.51 x 2.18)

Window with outlook to side.

#### GARDEN

Low maintenance garden with a variety of shrubs.

#### MEASUREMENT NOTE

NB. For clarification, we wish to inform prospective tenants 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. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

#### TO VIEW

please contact TAYLOR ENGLEBY (01323) 440000 for an appointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	