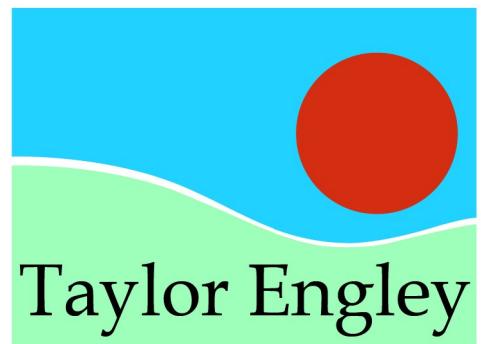


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The Spinney 100 Upper Horsebridge, Hailsham, East Sussex, BN27 1NY
Price £480,000 Freehold

Taylor Engley are pleased to bring to the market this charming Grade II listed house set in delightful well maintained gardens. The property offers a wealth of original features with flexible living accommodation, currently arranged as four reception rooms, kitchen, cloakroom, four bedrooms, bathroom and an attic room. Outside there is a large driveway, two garages and a spacious outbuilding. The large rear garden is a real selling point, being mainly laid to lawn, with well stocked flower beds and a variety of mature shrubs and trees. EPC = Exempt as listed.



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.



Wooden front door to:

ENTRANCE HALL

Radiator.

SITTING ROOM

13'8" x 13' (4.17m x 3.96m)

Impressive inglenook fireplace with open fire and storage cupboards to side, sash window with outlook to front, exposed beams, wooden dresser, radiator.

DINING ROOM

13' x 11'5" (3.96m x 3.48m)

Radiator, sash window with outlook to front, tiled open fireplace and hearth with cupboards to sides with glass fronted display cupboards over.

STUDY

11'11" x 10'8" (3.63m x 3.25m)

Glazed door to side, radiator, Worcester Bosch wall mounted boiler (this was replaced in 2019), door to the garden room.

KITCHEN

19'11" x 11'4" (6.07m x 3.45m)

Impressive inglenook with gas Aga, breakfast bar, space and plumbing for washing machine and dishwasher, range of built-in cupboards and drawers, worksurfaces, double sink unit, shelving, exposed beam, stable style door to rear garden, window enjoying views over the garden.

CLOAKROOM/WC

Low level WC, washbasin.

GARDEN ROOM

12'7" x 6'9" (3.84m x 2.06m)

Large windows and glazed door over looking the rear garden, full width built-in storage cupboards, door to study.

From the entrance hall stairs rise to first floor landing with radiator, sash window with outlook to front and hatch to loft space.

BEDROOM ONE

13'7" x 13' (4.14m x 3.96m)

Sash window with outlook to front, built-in cupboard, radiator, recessed area with washbasin.

BEDROOM TWO

13' x 11'6" (3.96m x 3.51m)

Radiator, sash window with outlook to front, built-in shelved cupboards.

BEDROOM THREE

10'7" x 9'3" (3.23m x 2.82m)

Sash window with outlook to side, radiator, door to bedroom four.

BEDROOM FOUR

11'1" x 8'10" (3.38m x 2.69m)

(sloping ceilings, under eaves). radiator, sash window to side, door to bedroom three.

FAMILY BATHROOM

Blue suite comprising bath, low level wc, washbasin, shower cubicle, window to side, large airing cupboard housing hot water cylinder and shelving.

From the first floor landing stairs rise to:

ATTIC ROOM

26'6" x 12'6" max (8.08m x 3.81m max)

Sash window to side.

OUTSIDE TO FRONT

Mainly laid to lawn with flower borders.

Spacious driveway leading to:

TWO GARAGES

Garage 1: Electric up and over door to front, power and light.

Garage 2: Up and over door to front, power and light, window and door to side.

OUTBUILDING

27'8" x 12' (8.43m x 3.66m)

Windows to sides, power and light. This offers great potential for a multitude of uses, such as a large workshop, gym, office space or a potential annexe.

REAR GARDEN

The rear garden is a particular feature of the property, offering a large lawned area, patio area, a good variety of mature shrubs and trees, flower borders and an old well with water pump.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band D, currently £2413.22 until April 2024.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: 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 INFORMATION

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









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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TOTAL FLOOR AREA : 2883 sq.ft. (267.8 sq.m.) approx.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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