

Valuers, Land & Estate Agents

11 High Street, Hailsham

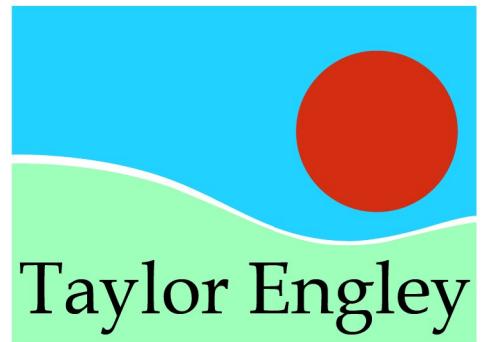
East Sussex BN27 1AL

Tel: (01323) 440000

Fax: (01323) 440750

hailsham@taylor-engley.co.uk

www.taylor-engley.co.uk



Harebell Cottage, 3 Church Path, Hellingly, Hailsham, East Sussex, BN27 4EZ

Price £359,950 Freehold

RARELY AVAILABLE, UNIQUE AND CHARMING CHARACTER PROPERTY set in the heart of Hellingly Village. Harebell Cottage dates back to the 13th Century and is Grade II Listed. The cottage is peacefully located opposite the historic village Church with its own unique Celtic circular churchyard, the only one remaining in the County. The restful feel of this tranquil location provides an ambience that suggests potential use either as main residence or as a second or holiday home or an ideal retirement retreat. The property offers good size living accommodation downstairs and has two bedrooms upstairs. Other benefits include the rare addition of a garage and parking, large rear garden and a detached brick built garden studio. Available chain free with vacant possession, viewing is highly recommended! EPC - EXEMPT





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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

