

5 KESTREL'S VIEW  
LOWER HORSEBRIDGE EAST SUSSEX BN27 4DH  
PRICE £599,000 FREEHOLD



## 5 KESTREL'S VIEW, LOWER HORSEBRIDGE, EAST SUSSEX, BN27 4DH

PLOT 5 - Kestrel's View is an exclusive development of just five luxury detached bungalows, built to an impressive standard by local developer Clearwater. The properties are nestled amongst mature trees in an exclusive cul-de-sac in Lower Horsebridge. The bungalow enjoys spacious, light and airy living accommodation, with an impressive large open plan living room/kitchen with integral appliances, utility room with fitted appliances, en-suite shower room to the master bedroom, further bedroom and a luxury family bathroom. To the front is a double block paved driveway leading to a generously proportioned garage and lawned gardens to front and side. EPC = B

**OPEN PLAN LIVING ROOM / KITCHEN**  
**19'05" x 16'09" living room area**  
**(5.92m x 5.11m living room area)**  
(22'02" X 12'01" kitchen area).

Impressive triple aspect room with windows to front and rear and French doors opening in to the garden. Radiators. The contemporary style kitchen is fitted with white cupboards and drawers, integral appliances to include dishwasher, fridge and freezer, built-in oven, microwave and induction hob with extractor hood over, worksurfaces, sink unit and under unit lighting.

### UTILITY ROOM

Integral washing machine and tumble dryer, internal door to garage.

**MASTER BEDROOM 12'11" x 12'**  
**(3.94m x 3.66m)**

Window with outlook to rear, radiator.

### EN-SUITE SHOWER ROOM

Suite comprising shower cubicle, washbasin with drawer below, W.C, fully tiled walls and floor, heated towel rail, mirror fronted cabinet.

**BEDROOM TWO 12'11" x 10'05"**  
**(3.94m x 3.18m)**

Window with outlook to side, radiator.

### FAMILY BATHROOM

Suite comprising bath with shower over, W.C, washbasin with drawer below, heated towel rail, tiled walls and floor, window to side, mirror fronted cabinet.

**GARAGE 17'11" x 14'05" (5.46m x 4.39m)**

Electric up and over door to front, internal door to utility room.

### OUTSIDE

Double block paved driveway, lawned gardens to front and side, patio area.

### 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.

### PLEASE NOTE:

The internal and garden photographs used in this brochure are of Plot 2 and give a general guide to the finish as Plot 5 is nearing completion.







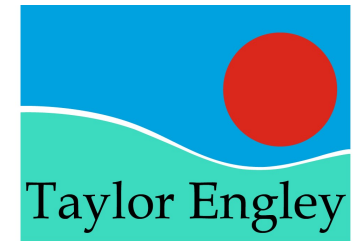





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

OPENING HOURS: 8:45 am – 5:45 pm weekdays 9 am – 5:30 pm 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 themselves by inspection or otherwise as to their correctness.

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