

**2 KESTREL'S VIEW  
LOWER HORSEBRIDGE EAST SUSSEX BN27 4DH  
PRICE £650,000 FREEHOLD**

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

Kestrel's View is an exclusive development of just five luxury detached bungalows, built to an impressive standard by local developer Clearwater. The property which is nestled amongst mature trees in an exclusive cul-de-sac in Lower Horsebridge, enjoys spacious, light and airy living accommodation with an impressive spacious entrance hall, large open plan living room/kitchen with integral appliances, utility room with fitted appliances, en-suite shower room to the master bedroom, two further bedrooms and a luxury family bathroom. There is a block paved double driveway to front and a wrap around garden to front, side and rear. EPC = B

### ENTRANCE HALL 22'10" x 10'05" max (6.96m x 3.18m max)

Windows with outlook to front, two radiators, built-in storage cupboard, hatch to loft space with fitted ladder.

### OPEN PLAN LIVING ROOM / KITCHEN 29' x 18'10" narrowing to 13'9" (8.84m x 5.74m narrowing to 4.19m)

Impressive spacious open plan room with French doors and windows overlooking the rear garden, two 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 9'11" x 6' (3.02m x 1.83m)

Fitted with a range of white cupboards, integral washing machine and tumble dryer, worksurfaces, sink unit, cupboard housing the boiler, radiator, door to side.

### MASTER BEDROOM 14'02" x 10'04" plus door recess (4.32m x 3.15m plus door recess)

Window overlooking the rear garden, radiator.

### EN-SUITE SHOWER ROOM

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

### BEDROOM TWO 14'02" x 11'10" narrowing to 9'03" (4.32m x 3.61m narrowing to 2.82m)

Window with outlook to front, radiator.

### BEDROOM THREE 10' x 7'11" (3.05m x 2.41m)

Window with outlook to front, radiator.

### FAMILY BATHROOM

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

### OUTSIDE

Double block paved driveway and path leading to the rear garden, patio area, lawned gardens to front, side and rear.

### 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.







Valuers, Land & Estate Agents

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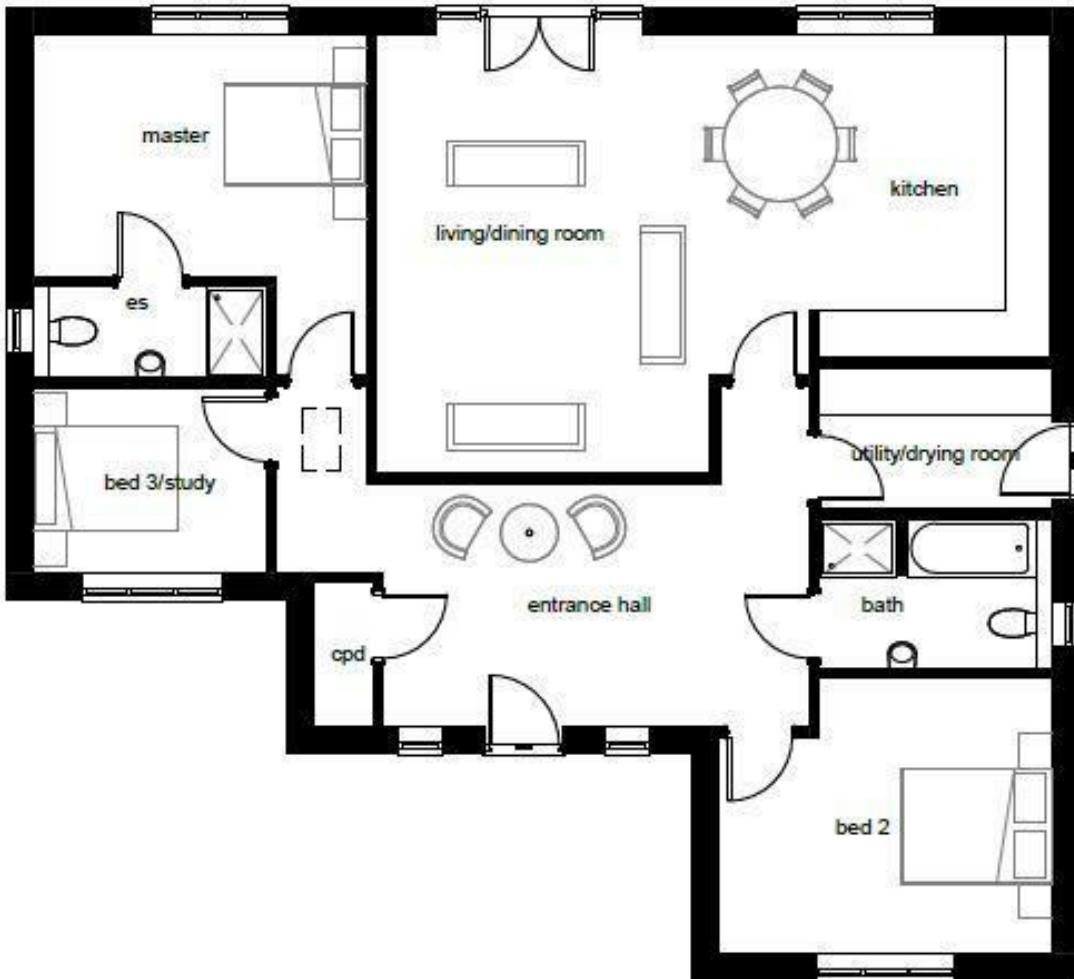
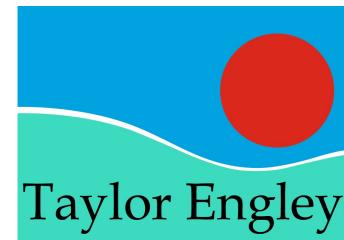
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PROTECTED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	92	84
(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	

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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