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Taylor Engley



Orchardown Filching, Polegate, East Sussex, BN26 5QA

Guide Price £725,000 Freehold

An excellent opportunity arises to acquire this individual FIVE BEDROOMED detached home, located at Filching, within the South Downs National Park area. The property is set within a plot of approximately 0.57 of an acre, featuring a level garden area to the front and mature garden area to the rear, which rises away from the property. Although requiring some modernisation, the property is offered with the benefit of gas fired central heating and has features that include; two separate reception rooms, kitchen and separate utility room, principal bedroom with en-suite, family bathroom, ample driveway parking and a double garage. EPC=D.



Orchardown is located at Filching which is within the South Downs National Park area, where many scenic walks can be enjoyed. Jevington village is approximately one mile with a popular local pub, whilst Polegate is approximately one and a half miles distant, offering a variety of local shops and mainline railway station. Eastbourne's town centre is approximately five miles distant, offering a comprehensive range of shopping facilities and mainline railway station.

*** DESIRABLE FILCHING LOCATION WITHIN SOUTH DOWNS NATIONAL PARK AREA * GARDENS OF APPROXIMATELY 0.57 OF AN ACRE * FIVE BEDROOMS * TWO RECEPTION ROOMS * KITCHEN * UTILITY ROOM * EN-SUITE BATHROOM * FAMILY BATHROOM * DOUBLE GARAGE * AMPLE DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING * REQUIRES SOME MODERNISATION * CHAIN FREE**



The accommodation

Comprises:

Front Door

To:

Entrance Hall

Radiator, central heating thermostat

Sitting Room/Dining Room

Sitting Room Area

16'6 x 13'2 max (5.03m x 4.01m max)

Feature brick fireplace with inset display shelving, radiator, sliding doors to front opening onto front garden area.

Dining area

10'1 x 7'6 (3.07m x 2.29m)

Double aspect room with window to side and doors to rear, feature exposed brick wall with display shelving, connecting door to kitchen.

Second Reception Room

15'6 x 14'1 (4.72m x 4.29m)

Double aspect room with window to side and sliding door to front opening onto front garden, radiator, Daikin air conditioning unit, connecting door to utility room.

Kitchen

12'2 max x 10'2 max (3.71m max x 3.10m max)

(12.2 max x 10'2 max reducing to 7'9, measurements including depth of fitted units)

Comprises single drainer one and a half bowl sink unit with mixer tap, work surface, range of base and wall mounted cupboards, Bosch dishwasher, Stove four burner gas hob with Belling extractor fan over, Haier freestanding fridge, Whirlpool electric oven with saucepan drawer below and cupboards over, Worcester wall mounted gas fired boiler and central heating programmer, window with outlook to rear, connecting doors to dining area, hall and door to rear lobby.

Rear Lobby

Plumbing for washing machine, Zanussi washing machine, shelving, radiator, tiled floor, door to rear garden and door to:

Cloakroom

Low level w.c, wall mounted wash hand basin, tiled splashback, window to rear.

Connecting door from rear lobby to;

Utility Room

9'2 x 7'10 max (2.79m x 2.39m max)

(Maximum measurements including depth of fitted units)

Comprises single drainer sink unit, tiled walls, base units and wall mounted cupboards, radiator, double aspect room with outlook to side and rear and connecting door to second reception room.

Stairs rising from hall to:

First floor landing

Airing cupboard housing cylinder and shelving, linen cupboard with shelving.

Bedroom 1

13'5 x 9'11 (4.09m x 3.02m)

Double aspect room with outlook to side and rear, full height built in wardrobe cupboards, radiator.

En-suite Bathroom

Bath with mixer tap and shower attachment, shower screen, pedestal wash hand basin, low level w.c, radiator, tiled walls, shaver point, light for shaver point, window to rear.

Bedroom 2

13'5 x 11'11 max (4.09m x 3.63m max)

(Including depth of fitted cupboards)

Two double fitted wardrobe cupboards with cupboards over and drawer unit between, fitted shelving, radiator, Daikin air conditioning unit, outlook to front.

Bedroom 3

14'1 x 8'1 widening to 10' max (4.29m x 2.46m widening to 3.05m max)

Radiator, double aspect room with outlook to front and side.

Double Garage

17'3 max x 16'11 max (5.26m max x 5.16m max)

(Maximum measurements including depth of internal fittings and fixtures)

Light and power, window to side and rear.

Bedroom 4

10'1 x 8'11 (3.07m x 2.72m)

10'1 x 8'11 plus door recess

Currently used as office, radiator, outlook to rear.

Bedroom 5

10' x 8'2 (3.05m x 2.49m)

Built in wardrobe cupboard, radiator, outlook to front.

Outside

The property is set within spacious gardens extending to approximately 0.57 acres. To the front of the property, there are level lawned gardens with mature trees and shrubs and a spacious driveway providing ample parking. To the rear of the property, there is a further lawned area and a section of garden which rises away from the property and has a variety of mature shrubs and trees.

BROADBAND AND MOBILE PHONE CHECKER:

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

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band - G Wealden District Council.

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.

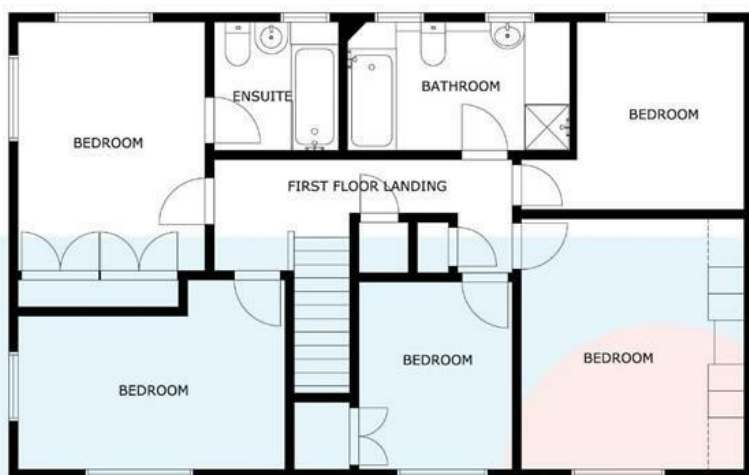
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.

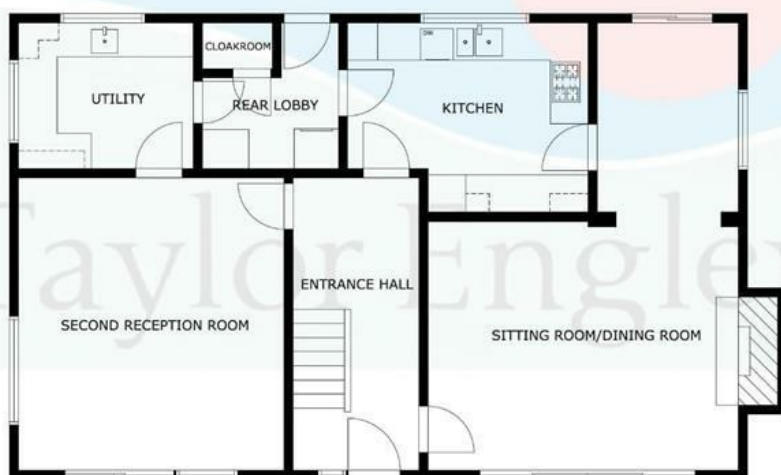






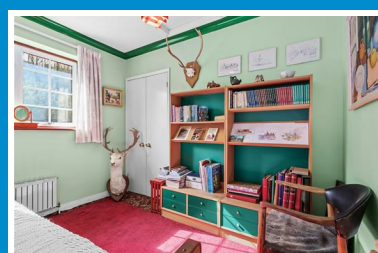
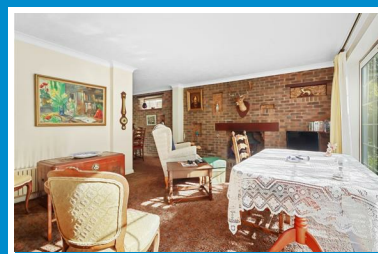


FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
TOTAL: 173 m²/1864 sq.ft
FLOOR 1: 87 m²/934 sq.ft, FLOOR 2: 86 m²/930 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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.

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