

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk



Epsom Gainsborough Lane, Polegate, East Sussex, BN26 5HQ

Price £399,950 Freehold

A rare opportunity arises to acquire this **DECEPTIVELY SPACIOUS THREE/FOUR BEDROOMED MEWS STYLE CHARACTER HOME** forming part of the delightful Stud Farm stables development, located on the outskirts of Polegate. This unique development of former Victorian Stables enjoys an attractive setting with a communal central courtyard. Features include gas fired central heating with radiators to the first floor and underfloor heating to the ground floor, fitted kitchen with Granite worktops and some integrated appliances, ground floor shower room, study/optional bedroom 4, principal bedroom with en-suite bathroom and second bedroom with en-suite wc. There is a lawned area of garden to the front and an additional courtyard garden area to the side.



The Stud Farm Stables development is situated on the outskirts of Polegate being approximately three quarters of a mile distant from Polegate High Street which offers local shops and a mainline railway station. Eastbourne's town centre with its comprehensive range of shopping facilities, mainline railway station, theatres and seafront is approximately five miles distant.

*** FAVOURED STUD FARM STABLES DEVELOPMENT * UNIQUE DEVELOPMENT OF FORMER VICTORIAN STABLES * DECEPTIVELY SPACIOUS LIVING ACCOMMODATION * GAS FIRED CENTRAL HEATING PART UNDERFLOOR PART RADIATORS * DOUBLE GLAZED WINDOWS * SPACIOUS ENTRANCE HALL * SITTING ROOM * FITTED KITCHEN/DINING ROOM * GROUND FLOOR SHOWER ROOM/WC * GROUND FLOOR BEDROOM 3 * STUDY/OPTIONAL GROUND FLOOR BEDROOM 4 * TWO FIRST FLOOR BEDROOMS - ONE WITH EN-SUITE BATHROOM/WC THE OTHER WITH EN-SUITE WC * ATTRACTIVE CENTRAL COMMUNAL COURTYARD * GARAGE IN ADJACENT BLOCK * CAR PARKING SPACE * ATTRACTIVE SETTING WITH COUNTRYSIDE VIEWS * CHAIN FREE ***



The accommodation

Comprises:

Front door opening to:

Entrance Hall

Spacious entrance hall, cloaks/store cupboard housing consumer unit, further cloaks/storage cupboard, understairs cupboard with light, downlighters.

Ground Floor Shower Room/Wc

Tiled shower cubicle with Aqualisa shower unit, wall mounted wash hand basin, low level wc, tiled walls, shaver point, window.

Sitting Room

15'7 x 13'2 max (4.75m x 4.01m max)

(Measurements include depth of fireplace surround)

Brick fireplace surround, wall lights, downlighters, window to front, double doors to private courtyard garden area.

Kitchen/Dining Room

23'6 max x 9'1 max (7.16m max x 2.77m max)

(Maximum measurements including depth of fitted units)

Comprises Granite worktops with inset one and a half bowl sink unit with mixer tap, range of base and wall mounted cupboards, AEG dishwasher, Hotpoint fridge/freezer, AEG electric oven with cupboards above and below, AEG four burner gas hob with extractor fan over, downlighters, tiled floor, windows to side and rear.

Ground Floor Bedroom 3

13'9 max x 9'1 (4.19m max x 2.77m)

Downlighters, outlook to front.

Study/Optional Ground Floor Bedroom 4

13'8 x 6'1 (4.17m x 1.85m)

Outlook to rear.

Stairs rising from hall to:

First Floor Landing

Loft hatch to roof space, built-in cupboard having light and power, wall mounted Alpha gas fired boiler, plumbing for washing machine.

Bedroom 1

21'10 x 14'11 max (6.65m x 4.55m max)

(14'11 reducing to 12'3)

Measurements include depth of sloping ceilings. Range of built-in wardrobe cupboards, radiator, Velux window to front and side.

En-Suite Bathroom

Bath with mixer tap and shower attachment, separate tiled shower cubicle with Aqualisa shower unit, pedestal wash hand basin, low level wc, heated towel rail, shaver point, Velux window, downlighters.

Bedroom 2

18'8 x 12'2 max (5.69m x 3.71m max)

(Maximum measurements including depth of sloping ceilings)

Radiator, downlighters, Velux window to front.

En-Suite Wc

Low level wc, wall mounted wash hand basin, shaver point.

Outside

Lawned area of garden to front and paved courtyard garden area to side having gates to rear and side.

Garage

19'8 max x 8'7 max (5.99m max x 2.62m max)

In adjacent block having electrically operated up and over door. On approaching the garage block the garage is the fourth along from the left hand side.

Car Parking Space

Number 4

N.B

We are informed by our clients that there is an annual maintenance fee of £400 payable to Stud Farm Residents Limited.

(All details concerning outgoings are subject to verification).

COUNCIL TAX BAND:

Council Tax Band - 'E' Wealden District Council - currently £2,883.84 until March 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 ARRANGEMENTS:

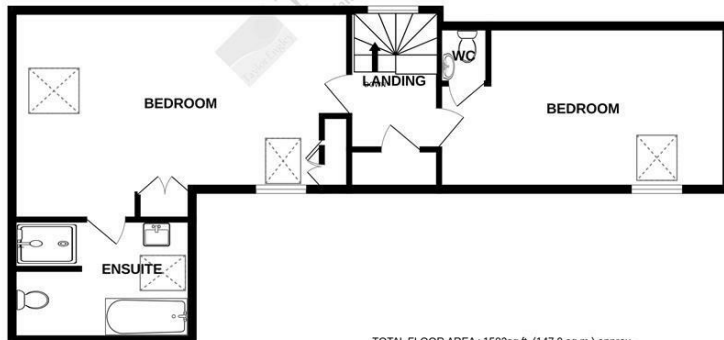
All appointments are to be made through TAYLOR ENGLEY.



GROUND FLOOR
0 sq.ft. (0.0 sq.m.) approx.

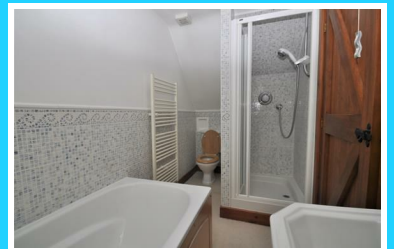


1ST FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1582sq.ft. (147.0 sq.m.) approx.

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.
Made with Metropix 6/2022



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		
	75	82
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.

Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750