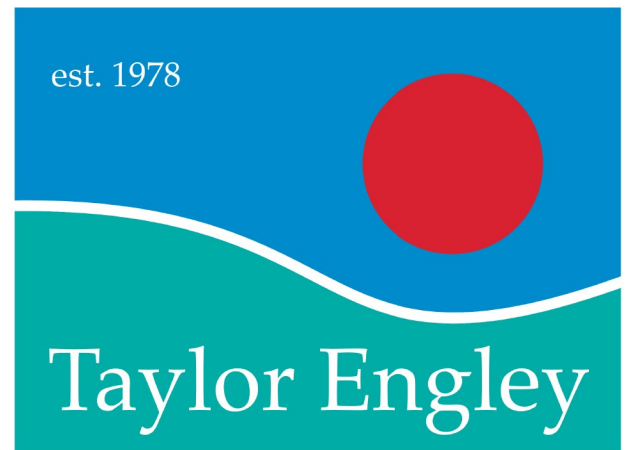


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**10 BAKERS FARM UPPER  
HORSEBRIDGE,  
HAILSHAM, BN27 3BE**



**\* TWO BEDROOM FULLY RESIDENTIAL PARK HOME \* SITTING ROOM \*  
KITCHEN/DINER \* MODERN SHOWER ROOM/WC \* DOUBLE GLAZED  
WINDOWS AND DOORS THROUGHOUT \* GAS CENTRAL HEATING \* OFF ROAD  
PARKING \* GARDEN AND PATIO \***

**Offers In The Region Of £95,000 Non-traditional**

**\*\* CHAIN FREE \*\* A WELL APPOINTED, TWO BEDROOM FULLY RESIDENTIAL PARK HOME \*\*** Fabulous location within the favoured Bakers Farm site offering entrance hallway, sitting room, fitted kitchen/dining room, modern shower room/wc and two bedrooms. Gardens surround with a paved courtyard to the rear with shed having power, double glazed and Calor gas central heating. Available to over 55's, 1 cat per property but sorry no dogs.

ACCOMMODATION COMPRISES

Part glazed UPVC entrance door leading into

HALLWAY

Radiator with shelf over, wall mounted thermostat control.

BEDROOM ONE

10'6" narrowing to 7'9" x 9'11" to wardrobes (3.20m narrowing to 2.36m x 3.02m to wardrobes)  
Built in wardrobes with hanging rail and shelving, built in bedroom furniture, radiator, double glazed window to side.

BEDROOM TWO

8'1" x 5' (2.46m x 1.52m)  
Double glazed window to side, built in cupboard with hanging rail and curtain covering.

KITCHEN/DINING ROOM

12'6" narrowing to 6'5" x 11'8" narrowing to 5'9" to t (3.81m narrowing to 1.96m x 3.56m narrowing to 1.75)  
Fitted with full range of wall and base units incorporating cupboards and drawers, washing machine, fridge freezer, electric cooker, one and half bowl stainless steel sink unit with chrome mixer tap, double glazed window to side, cupboard housing the fuse box. the dining area has wood effect laminate flooring, wall mounted cupboards, double glazed window to side, cupboard with sliding door with shelving and also houses the Viessmann gas boiler, radiator, part glazed door leading to

SITTING ROOM

11'7" x 11' (3.53m x 3.35m)  
Double aspect room with double glazed window to front and side, electric fireplace, pitched roof, double glazed window, television aerial socket, radiator, wall lights, part double glazed door to side.

SHOWER ROOM/WC

6'4" x 5'5" (1.93m x 1.65m)  
White suite comprising of walk in double shower enclosure with glass door and shower over, pedestal wash hand basin, low level flush wc, heated chrome electric towel radiator, aqua boarding to the shower area, part tiled walls, obscure double glazed window to side.

OUTSIDE

Parking to the front leading to an area of garden laid to lawn leading to an enclosed patio area with shed having power, outside tap.

COUNCIL TAX BAND:

Council Tax Band - A

BROADBAND AND MOBILE PHONE CHECKER:

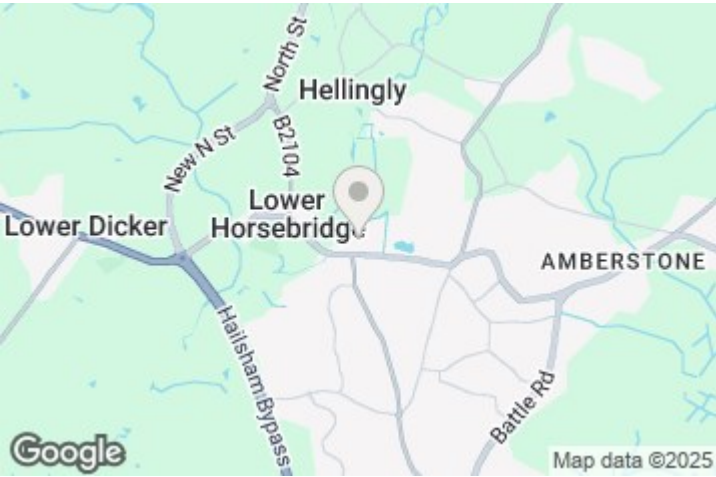
For broadband and mobile phone information please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY.

N.B

The monthly pitch fee is £147.00 PCM but water, sewerage and electricity fees are added periodically through the monitoring of meters by the Park Manager.



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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.