



We are delighted to be offering to the market this rarely available NEW BUILD detached bungalow with THREE BEDROOMS. Built by the renowned local development company Clearwater Land & New Homes Ltd the attention to detail in the overall build quality and finish of the property is second to none and their reputation as a quality build really shines through. This is an exclusive development of just 5 properties. The location of Lower Horsebridge is highly sought after, being on the edge of many of the Sussex villages we all love, Hellingly, Lower Dicker, all offering local amenities, with the market town of Hailsham being within easy reach. The Cuckoo Trail is right on the doorstep and allows for walkers and cyclists to travel North to Heathfield or South to Eastbourne with safety from roadway traffic. Together with the security of a 10 Year New Home BuildZone Warranty, the overall energy efficiency of the home is another attraction for any potential buyer, rating at B, and the superb finish with quality floorings and fixtures throughout will further impress. The property has been thoughtfully designed to provide a spacious and modern style of living. The large reception hallway has a variety of uses being spacious enough for seating and having a deep built in storage cupboard. The open plan living, dining through to the kitchen is now ever more popular with the sociable aspect of this design being so sought after and measures an impressive 29ft | x 18ft | l. The kitchen is superbly equipped with fully integrated appliances and finished with modern fittings, plus there is the benefit of a separate utility room which also comes with the built in appliances and allows for side access to the gardens. The three bedrooms are again spacious, with luxury en-suite facilities to one bedroom and an adjacent luxury bathroom for bedroom two and three. The plot size allows for additional storage to be placed outside if required and the gardens for the bungalow have been landscaped to provide a laid lawn, a block paved patio area, plus close boarded fencing surrounding the rear and front of the property. Outside lighting and power in the rear garden. The driveway to the front of the property again tastefully block paved and giving opportunity for ample off road parking. Nearby Hailsham is a busy market town which is pleasantly situated just off the main A22, 7 miles from the East Sussex coast, set amidst the attractive open countryside including the South Downs. There are a variety of local and national shops, together with pubs, restaurants and leisure facilities in the town centre with further extensive shopping and entertainment outlets in the surrounding towns of Eastbourne, Hastings, Lewes and Tunbridge Wells. Regular train services are available in nearby town of Polegate, connecting to Brighton and Eastbourne for onward journeys to London Gatwick Airport and Ashford, Kent. It is rare to find a home and development finished to such a high standard. Throw out all preconceived ideas about the quality of new homes, the local developers of this exclusive development have spent time and money on providing a home of exceptional quality for you to enjoy for many years to come and viewing is highly recommended.

Guide Price £575,000-£595,000

Tenure Freehold | Council Tax Band- E



4, Kestrels View, Lower Horsebridge, Hailsham, BN27 4GD



Entrance Hall - 5.59m x 3.12m (18'4" x 10'3")- Casement door to front with double glazed insert. Two double glazed windows to front. Two radiators. Inset ceiling LED lighting. Large walk in cupboard with light and power. Loft access with fitted ladder. Light grey carpeted flooring. Oak internal doors with satin nickel handles throughout.

Open Plan Lounge/Dining/Kitchen - 8.86m x 5.77m (29'1" x 18'11")- Kitchen/Dining area- Double glazed window to rear. Hard wearing vinyl flooring and partially tiled walls. Inset ceiling LED lighting. Radiator. Fully fitted with a range of contemporary wall and base units with under unit lighting and satin chrome hardware, housing integral fridge/freezer and dishwasher, with built in bin store and pan drawers. Built in eye level double electric oven and microwave. Work surfaces with inset composite sink and drainer unit with mixer tap and 4 burner electric induction hob with fitted extractor hood.

Lounge and Dining area- French doors leading to rear garden. Light grey carpeted flooring. Radiator. TV points.

Utility Room - 3.02m x 1.83m (9'11" x 6'0")- Double glazed casement door to side. Hardwearing vinyl flooring and partially tiled walls. Inset ceiling LED lighting. Contemporary towel rail. Fully fitted with a range of contemporary style wall and base units with double larder cupboard housing boiler, integral washing machine and tumble dryer. Work surfaces with inset composite sink and drainer unit with mixer tap.

Bedroom One - 4.5m x 4.34m (14'9" x 14'3")- Double glazed window to rear. Light grey carpet flooring. Radiator. Door leading to en-suite.

En-Suite Shower Room- Double glazed opaque window to side. Fully tiled walls and tiled flooring. Inset spotlights. Extractor fan. Contemporary towel rail. Fitted mirrored cabinet with light and shaver point. Modern suite comprising of walk in shower cubicle with tapless wall mounted controls, rainfall shower head and handheld shower attachment, wash hand basin set within vanity unit and W.C with concealed cistern.

Bedroom Two - 4.34m x 3.61m (14'3" x 11'10")- Double glazed window to front. Light grey carpet flooring. Radiator.

Bedroom Three - 3.05m x 2.13m (10'0" x 7'0")- Double glazed window to front. Light grey carpet flooring. Radiator.

Bathroom- Double glazed opaque window to side. Fully tiled walls and tiled flooring. Inset spotlights. Extractor fan. Contemporary towel rail. Fitted mirrored cabinet with light and shaver point. Modern suite comprising of bath with mixer taps, walk in shower cubicle with tapless wall mounted controls, rainfall shower head and handheld shower attachment, wash hand basin set within vanity unit and W.C with concealed cistern.

Rear Garden- Mainly laid to lawn with block paved patio area. Fencing surrounds. Gated side access. Double power socket and outside lighting.

Front Garden- Outside lighting. Laid to lawn.

Block Paved Driveway- Large block paved driveway providing ample off road parking.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		84	
(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	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Approximate total area⁽¹⁾
1298.67 ft²
120.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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