



We are delighted to be offering to the market this rarely available NEW BUILD detached bungalow with DOUBLE GARAGE. 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 open plan living, dining and kitchen is now ever more popular with the sociable aspect of this design being so sought after. 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. The two bedrooms are again spacious, with luxury en-suite facilities to one bedroom and an adjacent luxury bathroom for bedroom two. The double garage has been fitted with an electric up and over door, and power and light and internal access from the utility room. 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. Please note some of the images have been virtually furnished.

Guide Price £575,000

Tenure Freehold | Council Tax Band- D



5, Kestrels View, Lower Horsebridge, Hailsham, East Sussex, BN27 4GD

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ESTATES

Entrance Hall- Casement door to front with double glazed insert. Hardwearing vinyl flooring. Deep built in storage/cloaks cupboard. Loft access with fitted ladder. Inset ceiling LED lights. Radiator. Oak internal doors with satin nickel handles throughout.

Kitchen/Breakfast Room - 4.57m x 2.64m (15'0" x 8'8")- Double glazed window to front. Hardwearing vinyl flooring. Inset ceiling LED lights. 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 fitted spice rack and bin store. Built in eye level double electric oven and microwave. Work surfaces with tiled splashback and breakfast bar and inset composite sink and drainer unit with mixer tap and 4 burner electric induction hob with fitted extractor hood.

Lounge/Dining Room - 5.92m x 5.13m (19'5" x 16'10")- Triple aspect room with French doors to rear and double glazed windows to front and side. Fitted light grey carpet. Two radiators and two TV and media points.

Utility Room- Personal door to garage. Hardwearing vinyl flooring and partially tiled walls. Inset ceiling LED lights. Fully fitted with a range of contemporary style wall and base units with work surfaces over and double larder cupboard, housing integral washing machine and tumble dryer.

Bedroom One - 3.94m x 3.66m (12'11" x 12'0")- Double glazed window to rear. Fitted light grey carpet. Radiator. Door leading to en-suite.

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

Bedroom Two - 3.94m x 3.18m (12'11" x 10'5")- Double aspect room with double glazed windows to rear and side. Fitted light grey carpet. Radiator.

Bathroom- Double glazed opaque window to side. Fully tiled walls and matching tiled flooring. Inset ceiling LED lights and extractor fan. Contemporary towel rail. Fitted mirrored cabinet with light and shaver point. Modern suite comprising of bath with mixer outlet and shower over with tapless wall mounted controls, wash hand basin set within vanity unit and W.C with concealed cistern.

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

Front Garden- Outside lighting. Mainly laid to lawn with shingle area.

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

Double Garage - 5.46m x 4.39m (17'11" x 14'5")- Double garage with electric up & over door. Door accessing to utility room. Power and light and Combination Gas Boiler.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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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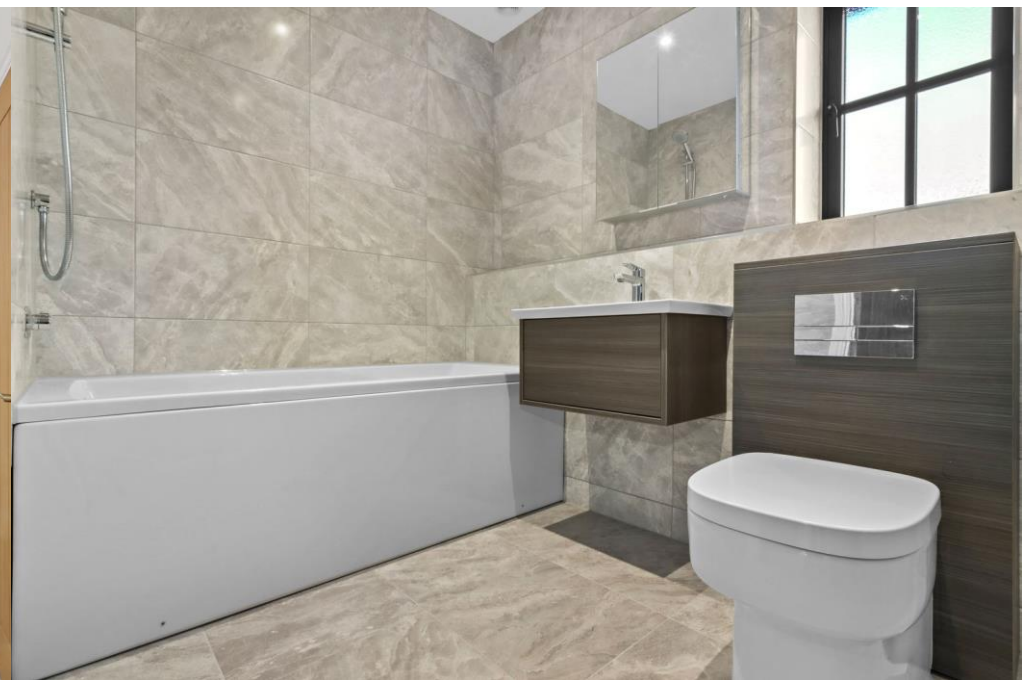
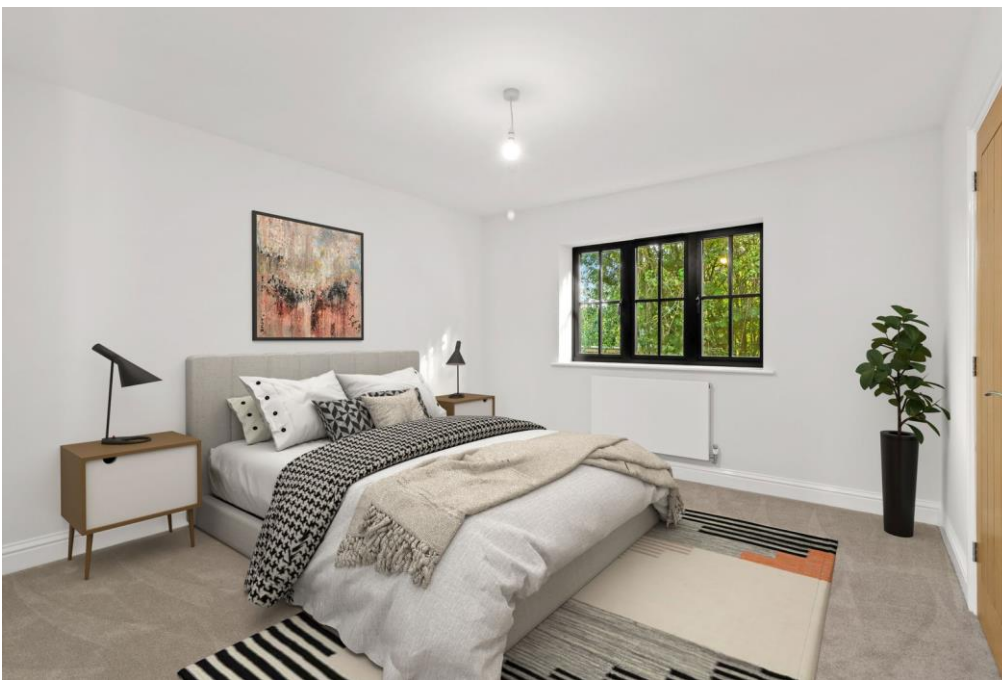
Approximate total area⁽¹⁾
 1249.8 ft²
 116.11 m²

(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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