

btf

Land & Property Experts



ROSE COTTAGE
LOWER HORSEBRIDGE · HAILSHAM · EAST SUSSEX BN27 4DN

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Hailsham	-	1.6 miles
Herstmonceux	-	4.2 miles
Polegate (MLS)	-	4.6 miles
Heathfield	-	7.3 miles
Eastbourne	-	9.5 miles

A charming detached cottage with a fully enclosed garden, workshop/garage and off-road parking.

- Three bedrooms
- Garage
- Pretty Gardens
- EPC Rating: D

OFFERS IN EXCESS OF £425,000

VIEWING: - Strictly by appointment via the sole agents:

**BTF Partnership
Euston House
82 High Street
Heathfield
East Sussex TN21 8JD
01435 864455**

LOCATION

Rose Cottage is conveniently located in Lower Horsebridge and provides good transport links with access to the A22 being approximately 0.3 miles distant, and a Railway Station at Polegate (4.6 miles) that provides regular services into Gatwick Airport and London Victoria.

A wide range of facilities and amenities can be found in the local market towns of Hailsham and Heathfield, which are approximately 1.6 miles and 7.3 miles distant respectively. The coastal town of Eastbourne is approximately 9.5 miles to the south east.

DIRECTIONS

From the Boship Roundabout on the A22, drive in a north eastern direction on the A271 (signposted Bexhill, Horsebridge and Hertmonceux) for approximately 0.3 of a mile, whereafter, Rose Cottage will be found on the left-hand side. The lane leading to the gated rear entrance for the property is immediately after the cottage on the left. Once in the lane, the gates are the first on the left

DESCRIPTION

The current owners believe that the unlisted cottage dates in part to the mid 1800s and was originally three cottages that were converted into one dwelling in the 1970s.

The accommodation benefits from double glazing and briefly comprises:

GROUND FLOOR

Living Room: Double aspect, open fireplace with inset wood burning stove set on an exposed brick hearth. Original wooden front door to outside, stairs to First Floor.

Two pairs of glazed double doors lead to a brick-paved terrace area and the garden.

Family Room: Bow window, Oak laminate floor, open fireplace with inset woodburning stove set on a slate hearth, with exposed brick surround and fitted bookshelves to each side of the chimney breast.

A low-level decorative wall separates the Family Room from the Dining Area,

Dining Area: Travertine floor tiles, open fireplace, bow window.

Kitchen: Travertine floor tiles, fitted kitchen with Beech block work tops, inset Belfast sink with storage cupboards below. Electric oven with gas-fired hob and extractor hood above. Wall mounted storage units. Space and plumbing for dishwasher.

Stable style doors lead to the garden.

Utility Room: Stainless steel sink and drainer set into worktop. Matching low level and wall mounted storage cupboards, space and plumbing for washing machine. **Cloakroom** off with W.C and wall-mounted combination boiler.

Inner Hallway: Storage cupboard.







FIRST FLOOR

Landing: Storage cupboard and access hatch to roof space (not inspected).

Bedroom 1: Fitted bookshelves to each side of chimney breast, door to under eaves storage.

Bedroom 2: Door to under eaves storage.

Bedroom 3: Exposed painted wooden floorboards.

Family Bathroom: Exposed oak floorboards, panelled bath, shower cubicle, wall mounted wash basin, W.C.

OUTSIDE

A gated entrance leading from the lane culminates in a parking area with an adjacent **Garage/Workshop**.

A pathway flanked by pretty cottage gardens with areas of lawn, interspersed with a variety of shrubs, trees and flower borders, leads from the parking area to the cottage via steps and a paved brick terrace. The garden also benefits from a partially enclosed timber framed summerhouse with a decking area, and a garden shed.

SERVICES

Mains electricity, gas, water, and drainage.

BOUNDARIES

The purchaser must satisfy themselves on the location of all boundaries from the Land Registry plans available, and from their own inspection of the property.

ACCESS

Vehicular access to the property is via a lane leading from the highway.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

TENURE

Rose Cottage is freehold and registered under Land Registry Title Number ESX135954.



EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing rights whether public or private, including rights of way, supply, drainage, water and electricity supplies or other rights, covenants, restrictions and

obligations, quasi-easements and all wayleaves whether referred to or not within these particulars.

COUNCIL TAX

Band E



PURCHASER IDENTIFICATION

In accordance with Money Laundering Regulations, we are now required to obtain proof of identification for all purchasers. BTF employs the services of Smartsearch to verify the identity and residence of purchasers.

AGENT'S NOTE

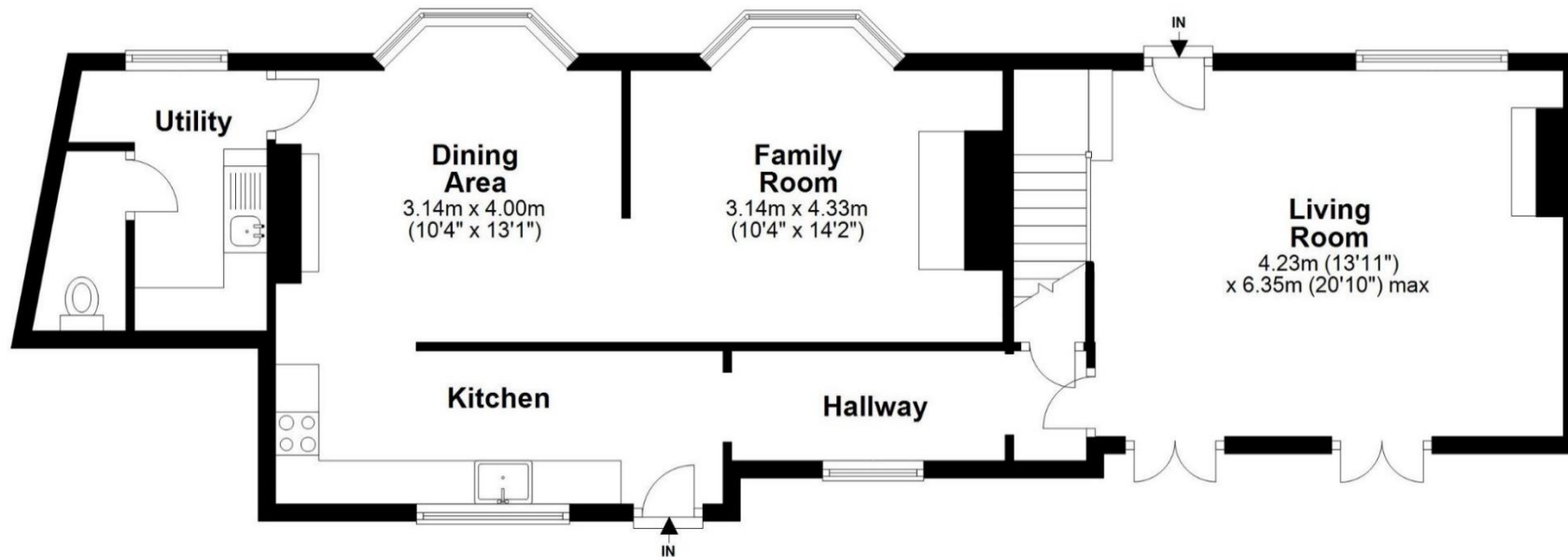
We have prepared these sale particulars as a general guide and none of the statements contained within them should be relied upon as a statement of fact. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. We have not carried out detailed or structural surveys, nor tested the services, appliances, or any fittings.

VIEWINGS

The vendors and their agents do not accept any responsibility for accidents or personal injury as a result of viewings, whether accompanied or not.

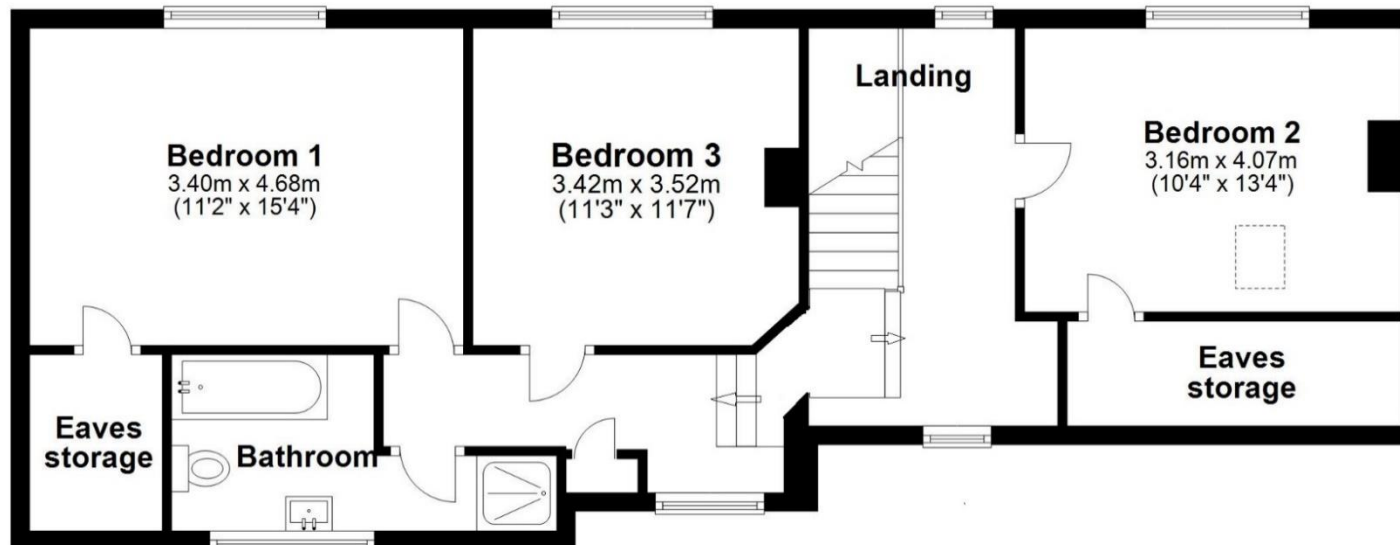
Ground Floor

Approx. 76.3 sq. metres (821.8 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



Total area: approx. 137.0 sq. metres (1475.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser.

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Plan produced using PlanUp.

