



The Coach House

1a North Street, Horsebridge, East Sussex, BN27 4DR

Batcheller
Monkhouse

Our Corner of England

THE COACH HOUSE

An attached, Grade II Listed, recently refurbished, period cottage set in the heart of Horsebridge with off-road parking for several cars and a manageable sized part-walled garden, within level walking distance of village amenities.

Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Family Room
- Study
- Shower Room

First Floor

- Four Bedrooms
- Family Bathroom

Outside

- Off-road Parking
- Manageable Garden



DESCRIPTION

The Coach House is an attached, Grade II Listed, period cottage with mainly rendered and painted elevations beneath a tiled roof. The interior has many period features, including exposed timbering and latched doors. The property has recently undergone a refurbishment programme and offers well-proportioned reception space and bedroom accommodation, together with gas fired central heating.

The main features are:

- Front door to **entrance hall** which is finished with a tiled floor. Door to the good sized **sitting room** which is double aspect with a bay window to the front and a window to the side. Finished with an engineered oak floor and painted tongue and groove panelling. There is a feature fireplace with a tiled surround and granite hearth. Door to the **study** area, which is positioned off the hallway.
- The **kitchen/dining room** affords excellent natural light with a deep bay window to the front of the property; finished with solid oak flooring and painted wood-panelled walls. The kitchen area is fitted with a range of contemporary Shaker-style units complemented by beech worktops. Space for a tall fridge freezer and space for washer/dryer. Cooke & Lewis integrated induction hob and electric oven.
- Opening through to a double aspect **family room/snug** which has French doors leading directly out to the garden and is finished with an oak floor.
- Ground floor **shower room** fitted with a white suite comprising fully tiled shower cubicle, WC and wash basin, chrome towel rail and finished with wood panelled walls.
- On the **first floor** there is a good sized **landing** with exposed beams and a boiler cupboard. There are **four bedrooms**, one of which benefits from a useful storage cupboard/wardrobe.
- The **family bathroom** is fitted with a white suite comprising fully tiled shower cubicle, white freestanding roll-top bath, wash basin and WC, chrome towel rail. The walls are panelled and painted.

OUTSIDE

To the front of the property is a generous area which is finished with pea shingle and framed with raised flower and shrub borders. To the side of the house is a private, manageable garden which is partly walled and partly fenced, having a small patch of lawn framed by pea shingle and a decked area.



AMENITIES

Local: Horsebridge has a general store for everyday needs, The White Hart public house, village hall and thriving community, medical centre and veterinary surgery.

Towns: For more comprehensive amenities and shops, Hailsham is about 1.7 miles and has a wide range of shops including a Waitrose supermarket, Polegate is some 4.7 miles; Eastbourne some 10.4 miles; Lewes about 12 miles

Transport: Polegate and Berwick stations (London Victoria) both about 4.7 miles; Pevensey Bay (8.2 miles) on the coastal Brighton to Ashford line with connections to Eurostar.

Schools: Hellingly Community Primary School; Hawkes Farm Academy; Hailsham Community College; Bede's Senior School; Skippers Hill Manor Prep School at Five Ashes; Mayfield School in Mayfield.

Leisure: Horsebridge has cricket, rugby and bowls clubs, footpaths across nearby countryside including bluebell walks and farm trails; equestrian events at Golden Cross; Knockhatch adventure park for children's activities; historic Michelham Priory and Herstmonceux Castle and Observatory; the coast and Seven Sisters Country Park at Eastbourne.

Healthcare: Medical centre in Horsebridge; Eastbourne Hospital.

DIRECTIONS

From the Boship roundabout, take the A271 heading east towards Horsebridge. Proceed for approximately 0.4 of a mile and The Coach House will be found on the left hand side on the corner of North Street.

What3Words: shoelaces.targeted.pastels

Additional Information

Local Authority: Wealden District Council, Hailsham. Telephone 01323 443322

Services (not checked or tested): Mains electricity, gas, drainage and water

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number ESX 38796

EPC: EPC rating - Exempt

Council Tax: Band C

GUIDE PRICE £400,000

Viewings

For an appointment to view please contact our Battle Office, telephone 01424 775577

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

NOTE:

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

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6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

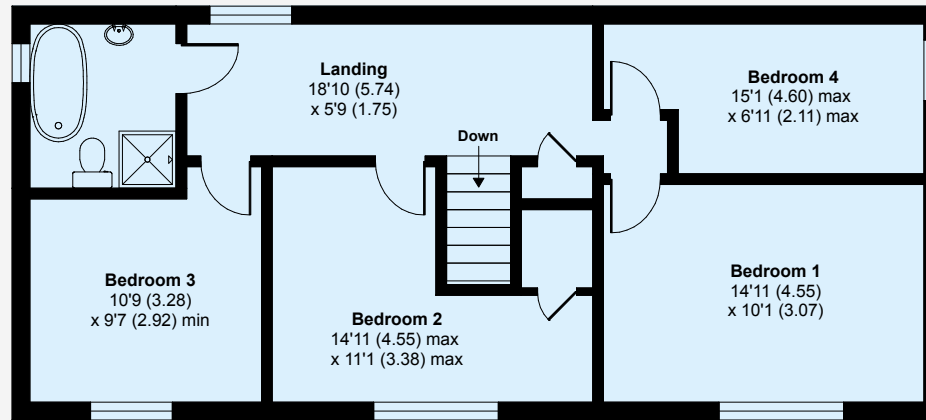
9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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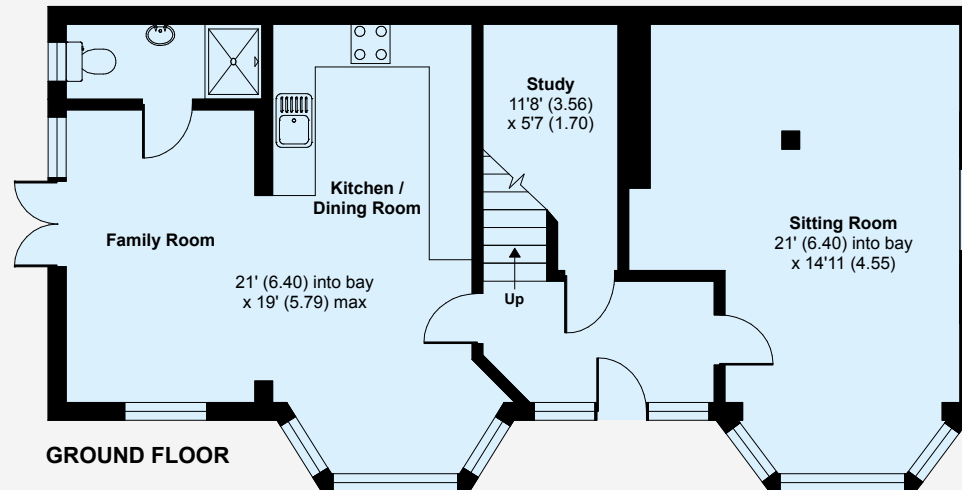
1a North Street, Horsebridge, Hailsham, BN27 4DR

Approximate Area = 1533 sq ft / 142.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2022. Produced for Batcheller Monkhouse. REF: 910392

