



## Price Guide

£270,000 - £295,000

3 Courtney Mews, Upper Horsebridge, Hailsham, East Sussex BN27 1NY

3 Bedroom 2 Bathroom 1 Reception

01323 440678

sales@craneandco.co.uk

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Freehold

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A home with far more than first meets the eye in a development of just three modern homes, all less than ten years old. Boasting a contemporary design with a warm, homely feel, this is a place that welcomes you the moment you step inside. The light filled living area creates an inviting setting for everyday comfort whilst a separate modern kitchen provides plenty of space for cooking and entertaining. Upstairs, three well proportioned bedrooms are served by both a family bathroom and an en-suite to the main bedroom. Outside, a small lawned garden offers the perfect spot for a table, chairs and a summer BBQ, your own peaceful retreat. With a residents car park with 2 allocated parking spaces just steps away, coming and going couldn't be easier. Modern and comfortable, this home is ready to move straight into and enjoy.

## Main Features

- End Of Terrace House
- Modern Development - Less Than 10 Years Old.
- 3 Bedrooms
- Residents Parking

## Room Sizes

Entrance Hallway  
Cloakroom  
Kitchen - 10' 1" x 7' 3"  
Living Room - 16' 4" x 12' 2"  
Bedroom 1 - 11' 0" x 9' 9"  
En Suite  
Bedroom 2 - 10' 1" x 7' 11"  
Bedroom 3 - 10' 1" x 7' 0"  
Bathroom

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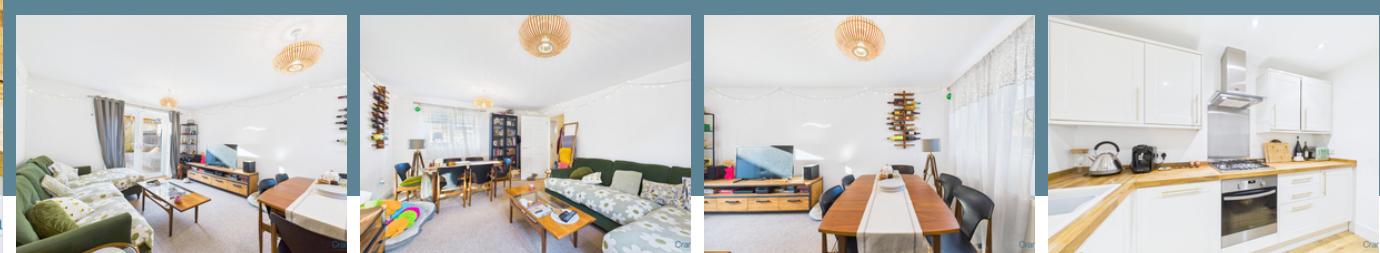
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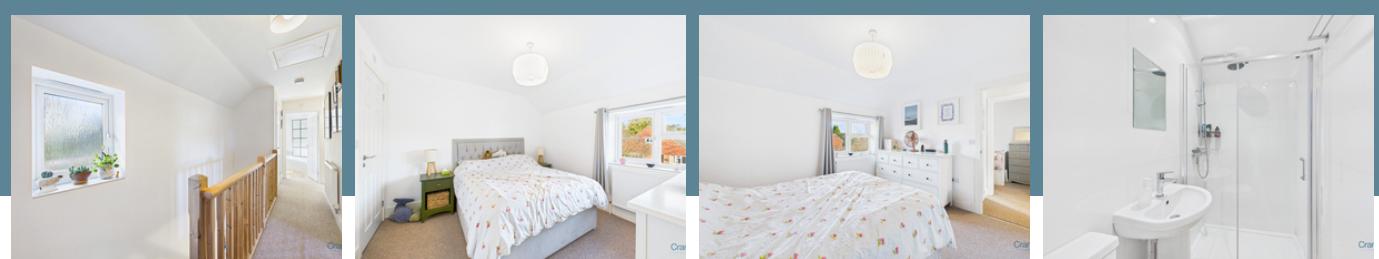
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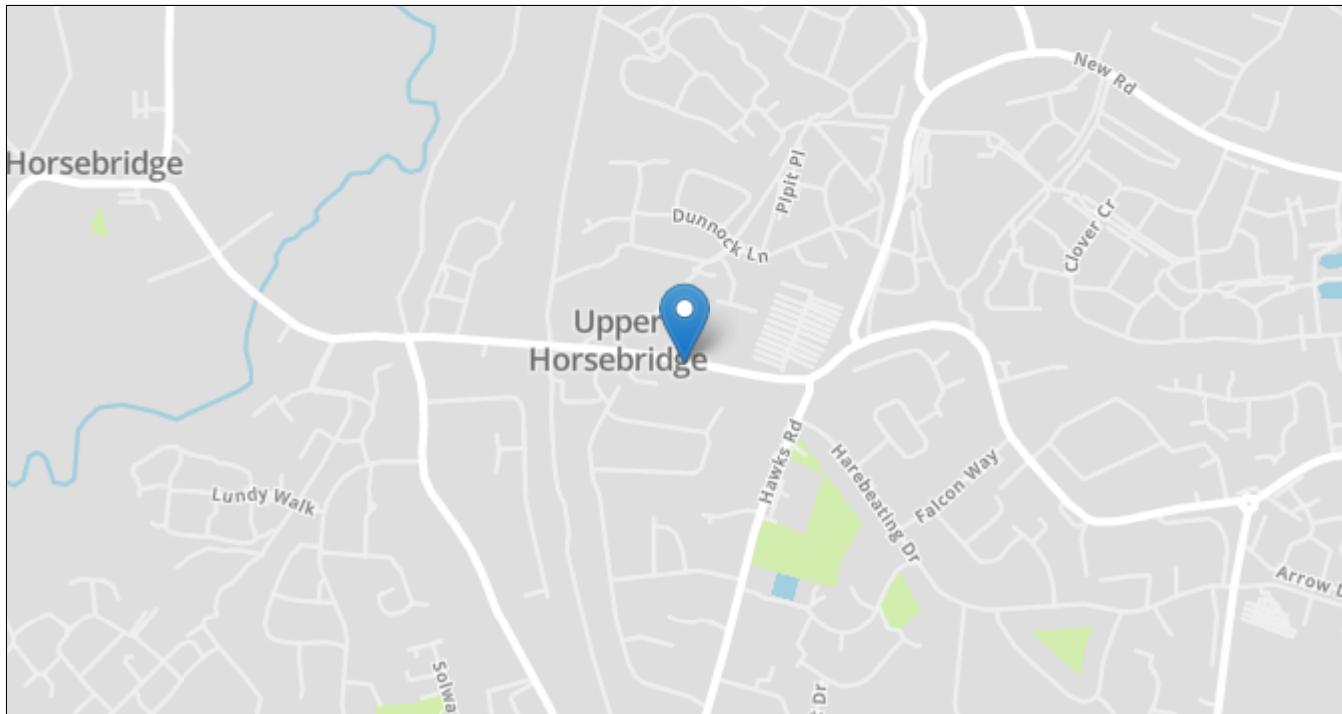
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A	95	
(81-91)	B	83	
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A	97	
(81-91)	B	85	
(69-80)	C		
(59-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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