



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk

**VIEWING HIGHLY
RECOMMENDED**



**new
instruction**



Bowley Road, Hailsham, BN27 2DB

| House | 2 Bedrooms

This two bedroom terraced home has been redecorated and now offers neutral decor. Both bedrooms are considered to be double rooms, plus there is a modern white suite bathroom. The house has front and rear gardens which are mainly laid to lawn and have storage sheds. Bowley Road is ideal for those wanting to be within walking of Hailsham Town Centre with its range of shops, facilities and restaurants. Available to view now.

TO LET
**£1,250 PER
MONTH**

Approach

A pathway leads from the pavement through the entrance gate that is set between the hedgerow. Behind the hedgerow is a lawn area with the path continuing to the front door.

Entrance Hall

Double glazed front door and carpet.

Living Room 14'1" x 10'11" (4.3 x 3.35)

Double glazed window to the front aspect, radiator, carpet and pendant light.

Kitchen 17'6" x 8'10" (5.35 x 2.7)

Fitted with a range of wall and floor units finished with cream shaker style cabinetry and complementary worktop. One and a 1/2 bowl stainless steel sink with mixer tap, set below the double glazed window. Integrated oven, 4 ring gas hob, with extractor over. Space for washing machine and dishwasher. Tiled flooring, radiator, inset ceiling spotlights. integrated oven 4 ring gas Hob, with extractor over. Space for washing machine. Understairs storage cupboard, double glazed door leading out to the rear garden.

Landing

Carpet, loft hatch and ceiling light.

Bathroom 5'10" x 5'6" (1.8 x 1.7)

Fully tiled walls, vinyl flooring, toilet, pedestal basin and bath with mixer tap and shower attachment. Light, extractor and double glazed window with obscured glass.

Bedroom Two 11'3" x 8'10" (3.45 x 2.7)

Carpet, radiator, two storage cupboards, pendant light and double glazed window overlooking the rear garden.

Bedroom One 14'3" x 9'6" (4.35 x 2.9)

Spanning the width of the house, this well proportioned room has two double glazed windows and storage cupboard. Carpet, radiator and pendant light.

Rear Garden

Step out from the kitchen onto a paved patio area which also has a brick built storage cupboard. Steps lead up to tiered levels with lawn and decking area, plus a wooden shed at the top.

Additional Information

EPC Rating: C

Council Tax Band: B - Wealden

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

