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Taylor Engley

<u>4 Millstone Drive, Hailsham, Hailsham, East Sussex, BN27 2FJ</u>
<u>Price £389,000 Freehold</u>

**** CHAIN FREE ** Fabulous, three bedroom detached house, flooded with natural light and offers good size living accommodation. This attractive home is situated on a good size plot offering three off road parking spaces and generous, South Westerly facing walled rear garden and patio. The property offers good size hallway, cloakroom, sitting room with bay window, family kitchen/dining room with the French doors leading to the rear garden. Other benefits include en-suite to master bedroom, family bathroom and storage cupboards. EPC = TBC**

*** CHAIN FREE * DETACHED HOUSE * THREE BEDROOMS * MASTER EN-SUITE * SITTING ROOM * KITCHEN/DINING ROOM * CLOAKROOM * OFF ROAD PARKING FOR THREE VEHICLES * LARGE WALLED REAR GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZED ***

The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.

Part glazed door with spy hole leading to:

ENTRANCE HALLWAY
14'10" x 4'9" (4.52m x 1.45m)
Wood effect laminate flooring, radiator with decorative radiator cover and shelving, wall mounted thermostat control, under stairs storage cupboard further large built in storage cupboard which houses the fuse box, stairs to first floor landing. Double doors lead into the sitting room and open plan to the kitchen/diner

CLOAK ROOM
5'10" x 2'5" (1.78m x 0.74m)
White suite, comprises low level flush WC, corner pedestal wash hand basin with tiled splash back, obscure double glazed window to front, radiator, extractor fan,

SITTING ROOM
17'2" x 12'9"into bay (5.23m x 3.89minto bay)
Double aspect room which has double glazed windows to side, double glazed large square bay window to front with integral fitted blinds, tv aerial socket.

KITCHEN/DINING ROOM
16'10" x 10'4" (5.13m x 3.15m)
Kitchen area has double glazed windows to front, full range of wall and base units incorporating cupboards and drawers, cupboard housing Logic boiler, oven with four ring hob and extractor over, built in washing machine, built in dishwasher and fridge/freezer, ample worktop space, stainless steel sink unit with chrome mixer tap, wood effect laminate flooring.

Dining area has wood effect laminate flooring, radiator, double glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING
Obscure double glazed window to side, hatch to loft space.

MASTER BEDROOM
10'x10'6" (3.05mx3.20m)
Double aspect room which has double glazed windows overlooking the rear garden, further double glazed windows to side, radiator, built in storage cupboard, further built in wardrobe with sliding mirrored fronts with shelving nd hanging rail. door to:

EN-SUITE
7'2" x 6'10" (2.18m x 2.08m)
White suite comprising, low level flush WC, pedestal wash hand basin with chrome mixer tap, fully enclosed shower cubicle with sliding glass with shower over, inset ceiling spotlights, obscured double glazed window to rear, electric heated towel radiator.

BEDROOM TWO
10'8" x 9'11" (3.25m x 3.02m)
Double aspect room which has double glazed windows to front and side, radiator.

BEDROOM THREE
9'11" x 7'5" (3.02m x 2.26m)
Double glazed windows to front, radiator.

FAMILY BATHROOM
6'11" x 7' (2.11m x 2.13m)
White suite comprises low level flush WC, pedestal wash hand basin with chrome mixer tap, tiled splash back, double ended bath with central mixer tap and hand held shower attachment, obscure double glazed window to front, electric heated towel radiator, inset ceiling spotlights, extractor fan.

OUTSIDE TO REAR
South Westerly aspect with private walled garden with panel fencing to side, mainly laid to lawn with shrubs and trees, large sun patio, shed and gated side access to parking, outside lights, outside tap.

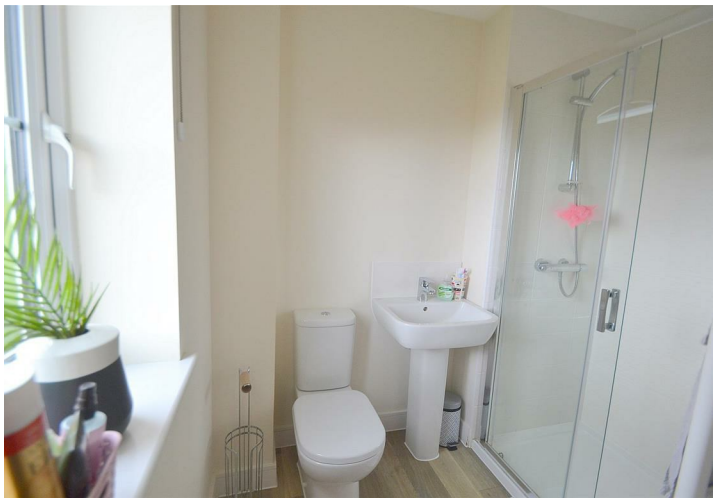
OUTSIDE TO FRONT
Various shrubs and bushes, pathway leading to front door, outside light, parking to side for three vehicles

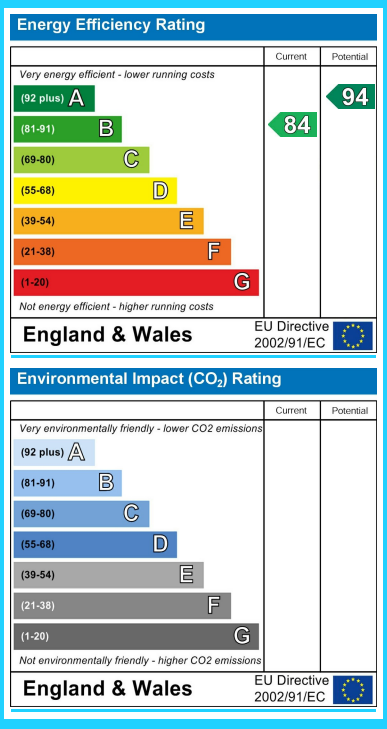
ESTATE CHARGES
To be advised

MEASUREMENT DISCLAIMER
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

COUNCIL TAX BAND
This property is currently rated by Wealden District Council at Band (D)

VIEWING INFORMATION
To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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