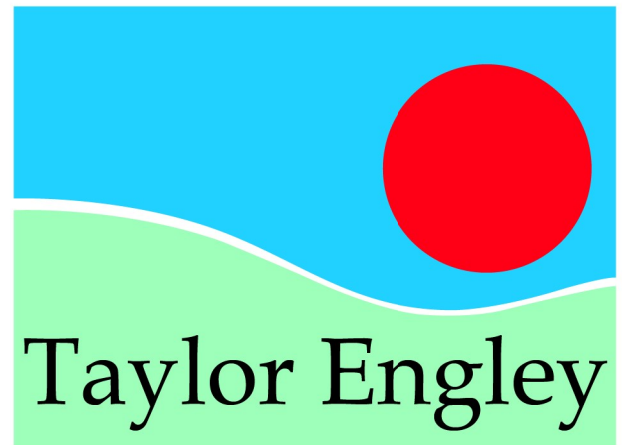


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**LAS ROTAS HAWKSWOOD DRIVE,
HAILSHAM, BN27 1UT**



*** ENTRANCE HALL * LOUNGE * DINING ROOM * MODERN FITTED KITCHEN *
UTILITY ROOM * FAMILY BATHROOM * MASTER BEDROOM WITH EN-SUITE
BATHROOM * TWO FURTHER BEDROOMS * OFF ROAD PARKING FOR
NUMEROUS VEHICLES * GARDENS ***

£1,350 Per Month

A spacious three bedroom detached bungalow set within good sized surrounding gardens, located in the favoured Horsebridge area of Hailsham. The property features modern fitted kitchen, modern fitted bathrooms, gas fired central heating, sealed unit double glazing and off road parking for numerous vehicles, Internal viewing is highly recommended to appreciate this particular property. EPC = E Availbale 10th August.

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct, but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎ (01323) 722222 Fax (01323) 722226



ACCOMMODATION COMPRISES:

Front door opening into

ENTRANCE HALL

Radiator, oak flooring, hatch to loft space, airing cupboard housing hot water cylinder and slatted shelving.

LOUNGE

19'6" x 15'9" (5.94m x 4.80m)

Double aspect with windows to front and patio doors to side, two radiators, oak flooring, television point, glazed doors opening into dining room.



DINING ROOM

14'7" x 8'11" (4.45m x 2.72m)

Double aspect room with window to rear and patio doors to side, radiator, door to kitchen.



KITCHEN

14'6" x 8'3" (4.42m x 2.51m)

Fitted with a range of modern high gloss units, wood effect work surfaces. Built-in oven and gas hob with extractor hood over, stainless steel sink unit, space and plumbing for dishwasher. Radiator, window with outlook to rear, kitchen table, tiled floor, door to utility room.



UTILITY ROOM

Built-in cupboard with work surfaces over, plumbing and space for washing machine, wall mounted boiler, radiator, tiled floor, door to rear exit.

FAMILY BATHROOM

Modern white suite comprising low level wc, vanity sink unit, panelled bath with mixer tap and shower attachment. Radiator, part tiled walls, extractor fan.



BEDROOM ONE

12'7" x 11'10" max (3.84m x 3.61m max)

Window with outlook to front, radiator, range of built-in wardrobe cupboards, television point.



EN-SUITE BATHROOM

White suite comprising low level wc, pedestal wash basin, mixer tap with shower attachment, vanity sink unit with cupboards below. Radiator, tiled walls, window to front.

BEDROOM TWO

14'8" x 8'6" max (4.47m x 2.59m max)

Radiator, window with outlook to rear, built-in wardrobe cupboard.

BEDROOM THREE

11'1" x 7'2" max (3.38m x 2.18m max)

Radiator, window with outlook to rear, built-in wardrobe cupboard.

OUTSIDE**FRONT**

Double gates leading to driveway providing off road parking for numerous vehicles (please note the garage is not included).

GARDEN

The garden is a particular feature of the bungalow, being mainly laid to lawn, patio and decked area, well stocked with a range of mature shrubs and trees.

**VIEWING INFORMATION**

To view a property please contact TAYLOR ENGLE for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.

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 (C)

REFERENCES & DEPOSITS

* IMPORTANT * Please be advised that we will require a holding deposit to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in

and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding deposit to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email hailsham@taylor-engley.co.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

DIRECTIONS

From our office in Hailsham High Street follow the one way system round into George Street, bearing right again into North Street. Continue past Tesco's and through the first of traffic light, taking the right turn into Battle Road at the second set of lights. Follow this road down to the roundabout and turn left into Hawkswood Road. Take the first right into Hawkswood Drive, take the first left down towards the garage blocks and the property will be located shortly along on the right hand side.