

Valuers, Land & Estate Agents

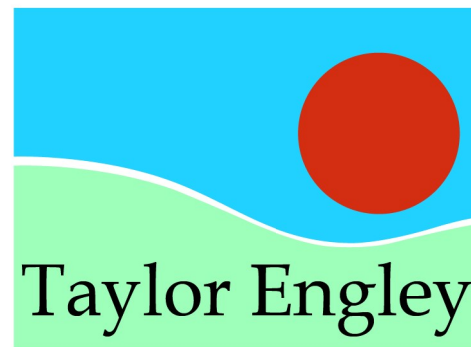
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49 Mill Road, Hailsham, East Sussex, BN27 2HT

Price £295,000 Freehold

A fabulous light and bright and recently refurbished to a high standard, lovely two double bedroom semi-detached bungalow centrally located to Hailsham Town Centre. The bungalow has undergone a complete refurbishment to include rewiring and new electrics throughout, windows, central heating, kitchen, shower room and many more to name. The property benefits from ample off road parking, garden and fabulous large rear garden with a large shed. Other features are modern kitchen and utility, shower room/wc and replacement internal doors - viewing is highly recommended! EPC - D



*** SEMI-DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * ENTRANCE PORCH * KITCHEN * UTILITY * SHOWER ROOM/WC * SITTING ROOM * LARGE REAR GARDEN * OFF ROAD PARKING * DOUBLE GLAZED * GAS CENTRAL HEATING * CENTRALLY LOCATED ***

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.



ENTRANCE PORCH

4'4" x 3'1" (1.32m x 0.94m)

Wood effect laminate flooring, part obscure panel glass door and oak frame leading into:

SITTING ROOM

11'10 x 11'9 (3.61m x 3.58m)

Wood effect laminate flooring, television aerial socket, bay window with double glazed windows, radiator, glass door with oak frame leading into

INNER HALLWAY

Hatch to loft space, the loft is part boarded and has a pull down ladder and light

KITCHEN

Full range of modern wall and base units incorporating cupboards and drawers, built-in Bosch oven with four ring gas hob and extractor fan over, stainless steel sink unit with brass mixer tap, built-in dishwasher, built-in fridge, cupboard housing the gas boiler, further nook off the kitchen having built-in wine rack, cupboard, worktop and double glazed port hole window to front, wood effect laminate flooring, part glazed UPVC door to

UTILITY AREA

10'6" x 4'8" (3.20m x 1.42m)

Lino flooring, spaces for washing machine, tumble dryer and fridge/freezer, partly tiled, ample worktop space, gated access to front with stable door with top half having glass panel leading to the rear garden, polycarbonate roof.

SHOWER ROOM/WC

6'5" x 4'6" (1.96m x 1.37m)

Obscure double glazed window to side, walk in enclosed shower cubicle with rain shower over and hand held shower attachment, low level flush WC, vanity sink unit with chrome mixer tap and draw under, tiled floor, tiled walls and honeycombed tiled effect feature wall, extractor fan, chrome heated towel radiator.

BEDROOM ONE

Wood effect laminate flooring double glazed windows to rear, French door leading to the rear garden, radiator

BEDROOM TWO

10'8 x 10'5 (3.25m x 3.18m)

Double glazed windows overlooking the rear garden, radiator.

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.

MEASUREMENT DISCLAIMER

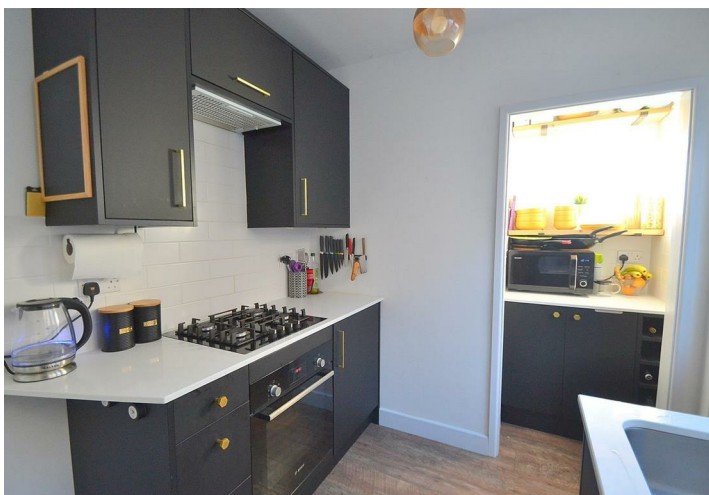
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and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

OUTSIDE TO FRONT

Ample off road parking with garden to side, door leading into the utility leading to the rear garden.

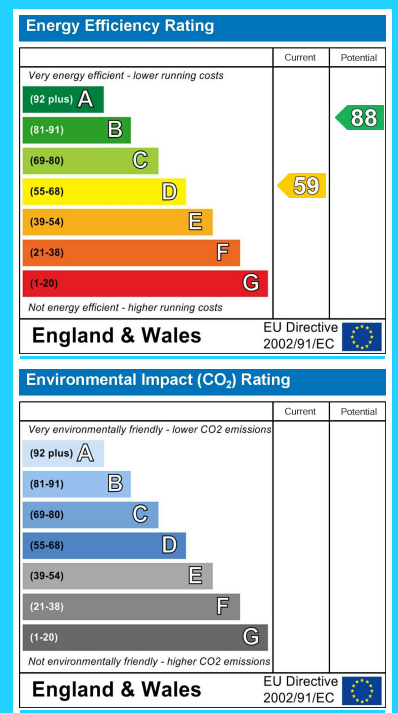
REAR GARDEN

Landscaped rear garden with Indian stone laid patio, outside tap, further Indian stone seating area. The garden is mainly laid to lawn and step down to another area of lawn with paving steps leading to the rear with large shed. The garden is well stocked with perennials, shrubs, plum tree and apple.









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

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.

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