

Valuers, Land & Estate Agents

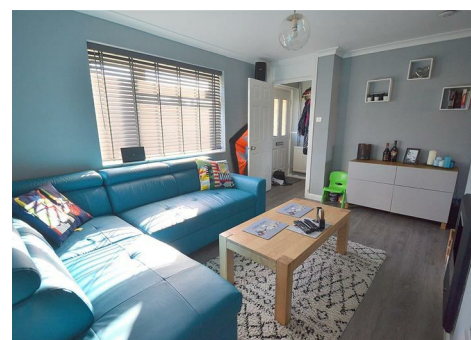
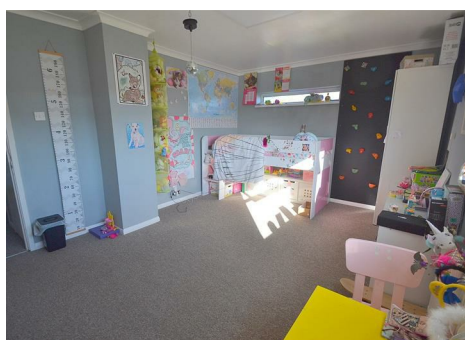
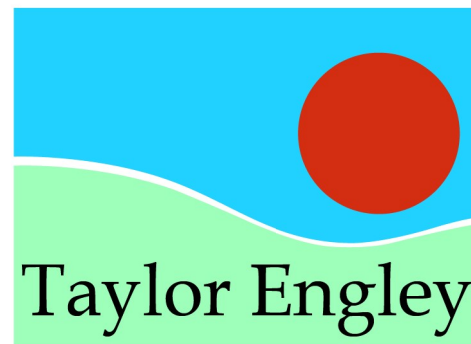
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27 Geering Park, Hailsham, Hailsham, East Sussex, BN27 2LN

Price £225,000 Freehold

Flooded with natural light throughout, we are pleased to present this two bedroom end of terrace house located within a popular location close to Hailsham Town Centre. The property offers good size living accommodation. including spacious modern fitted kitchen/dining room, sitting room, two double bedrooms and bathroom. Other benefits are double glazed throughout, gas central heating garden to front and good size rear garden. EPC - TBC



*** TWO DOUBLE BEDROOMS * SITTING ROOM * LARGE KITCHEN/DINING ROOM * BATHROOM * CLOAKROOM * GARDEN TO FRONT * GOOD SIZE REAR GARDEN * POPULAR LOCATION ***

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.



ACCOMMODATION COMPRISES

Part obscure glazed UPVC entrance door leading into:

ENTRANCE HALLWAY

Power sockets, stairs to first floor landing, and radiator.

Door leading into:

SITTING ROOM

14'7" x 10'11" (4.45m x 3.33m)

Double glazed window overlooking the front garden, radiator, feature fireplace, wood effect laminate flooring, telephone socket.

KITCHEN/DINING ROOM

14'4" x 11'7" (4.37m x 3.53m)

Full range of modern integrated wall and base units, incorporating cupboards and drawers, spaces for washing machine and dish washer, built-in oven, four ring induction hob with extractor over, UPVC double glazed windows over looking the rear garden, composite sink unit with chrome mixer tap, ample worktop space, under stairs storage cupboard, wood effect laminate flooring, radiator, space for fridge/freezer, large walk in larder cupboard, UPVC part glazed rear door leading to rear garden

FIRST FLOOR LANDING

Hatch to loft space, storage cupboard with shelving and wall mounted thermostat control.

BEDROOM ONE

14'7" x 10'11" (4.45m x 3.33m)

Radiator, UPVC double glazed window overlooking the front garden, UPVC letter box style window to side, Large built-in storage cupboard with hanging rail and shelving over.

BEDROOM TWO

11'7" x 9'3" (3.53m x 2.82m)

Radiator, UPVC double glazed window overlooking the the rear garden, built-in over head cupboards,

BATHROOM

8'2" x 5'6" (2.49m x 1.68m)

Low level flush WC, panel bath with chrome mixer tap and hand held shower over, wood effect laminate flooring, radiator, extractor fan, obscure UPVC double glazed window over looking the rear garden

REAR GARDEN

Patio, decking area, garden is mainly laid to lawn with pathway leading to further patio, garden shed, gate to the rear for communal parking.

TO THE FRONT

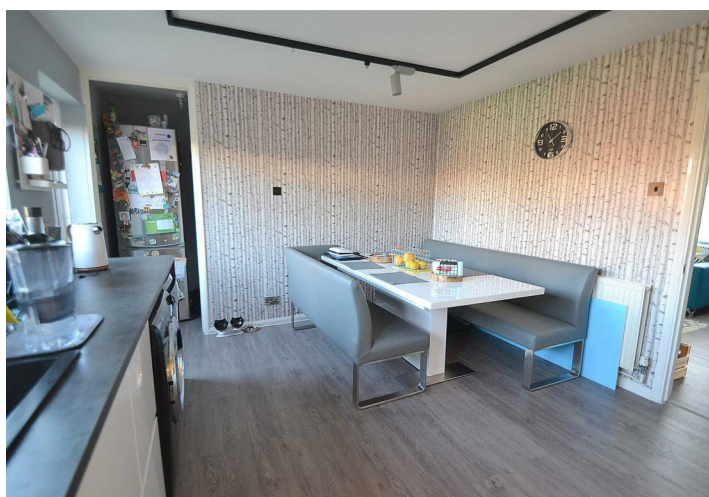
Enclosed fenced lawned garden with pathway to front door.

MEASUREMENT DISCLAIMER

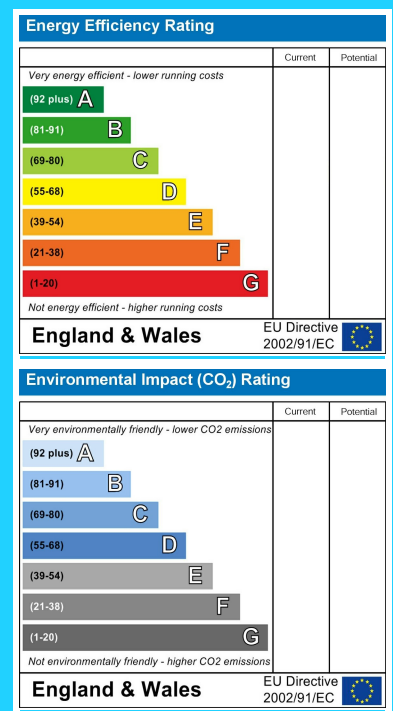
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and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

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

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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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