

Valuers, Land & Estate Agents

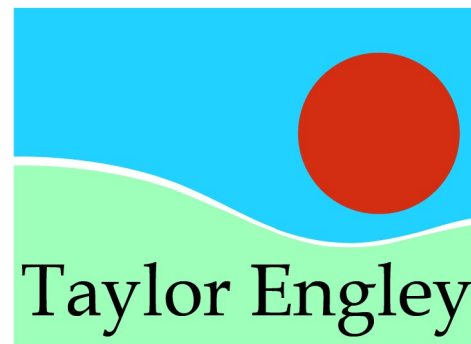
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43 Bramble Drive, Hailsham, East Sussex, BN27 3EH

Price £245,000 Freehold

A two double bedroom semi-detached bungalow located within a cul-de-sac close to Hailsham town centre situated on a good size corner plot. The property has the potential to extend into the roof space subject to planning and consents and benefits from double glazing throughout and, gas central heating. Other benefits include modern bathroom suite, utility area, open plan sitting/dining room, modern kitchen area, conservatory, garage and off road parking. Viewing is highly recommended. EPC

= D



*** ENTRANCE HALLWAY * BATHROOM/WC * TWO DOUBLE BEDROOMS * UTILITY ROOM * OPEN PLAN SITTING/DINING ROOM * KITCHEN * CONSERVATORY * CORNER PLOT GARDENS * GARAGE * 2 PARKING SPACES * GAS CENTRAL HEATING * DOUBLE GLAZED * CHAIN FREE * EPC - D ***

The market town of Hailsham enjoys many amenities, including a variety of shops, supermarkets, Waitrose, 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 and is a conservation area of Hailsham. 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

Modern UPVC entrance door leading into

ENTRANCE HALLWAY

Wood effect laminate flooring, cupboard housing Logic boiler, fuse box and meters, hatch to loft space.

BATHROOM/WC

White suite comprising corner bath with chrome mixer tap, fitted rain shower and hand held shower attachment, shower curtain rail, low level flush wc, pedestal wash hand basin, heated towel rail, obscure double glazed window to side, tiled walls, tiled floor.

BEDROOM ONE

12'10 x 10'5 (3.91m x 3.18m)

Newly fitted carpet, double glazed window to front, radiator.

BEDROOM TWO

11 x 8'7 (3.35m x 2.62m)

Newly carpeted, double glazed window overlooking the front, radiator.

UTILITY/STORAGE ROOM

4'7 x 2'5 (1.40m x 0.74m)

Plumbing for washing machine, obscure double glazed window to side.

'L' SHAPED OPEN PLAN SITTING ROOM/KITCHEN

17'4 x 10'4 (lounge area) (5.28m x 3.15m (lounge area))

Wood effect laminate flooring radiator, radiator, television aerial socket, double glazed sliding patio doors to rear.

KITCHEN

8'4 x 8'11 (2.54m x 2.72m)

Wall and base cream high gloss units incorporating cupboards and drawers with granite worktops. stainless steel sink unit with mixer tap, space for cooker with extractor over, space for fridge freezer, double glazed widow overlooking the rear garden.

CONSERVATORY

7'7 x 8 (2.31m x 2.44m)

Double glazed windows surround with door to rear garden

OUTSIDE TO FRONT

Laid to lawn to pathway leading to front door to side.

OUTSIDE TO REAR

Good size rear garden enclosed by close boarded panelled fencing, garden is mainly laid to law leading to decorative slate area and patio. Pathway leads to gate to garage and off road parking. Further area of lawn to side with shrub beds.

PARKING

Off road parking for approximately 2 vehicles. Single garage located adjacent.

DIRECTIONS

From our offices in Hailsham High Street, proceed into George Street go through the traffic lights, go over the bridge then left into Western Road passing the park on your left hand side staying left into Western Road, go towards the end Bramble Drive will be on your left hand side. Take this turning and proceed towards the end the property can be found on the right hand side overlooking a communal green.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLE Y 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.

THE ENERGY EFFICIENCY RATING

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

MORTGAGE ADVICE

Not sure if you can afford it? Call our professional Mortgage Advisor to find out. We can arrange mortgages through every lender in the High Street and could save you money on your monthly repayments. For helpful advice today please call Taylor Engley and ask for Stuart Duncan. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. Written quotations available on request. Contracts of insurance may be required.

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.

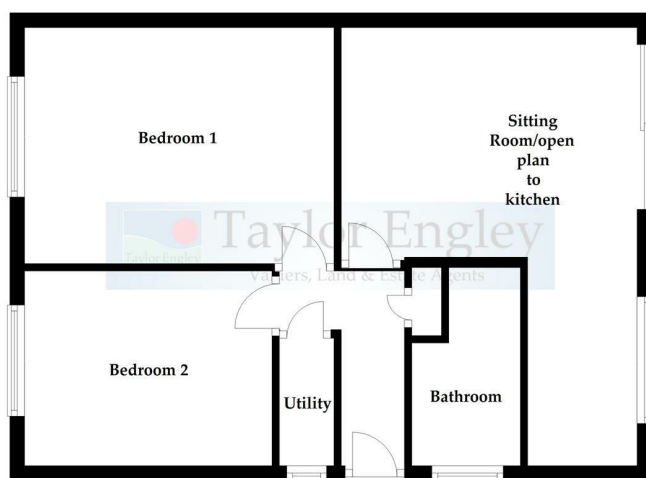
COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (B)



Ground Floor

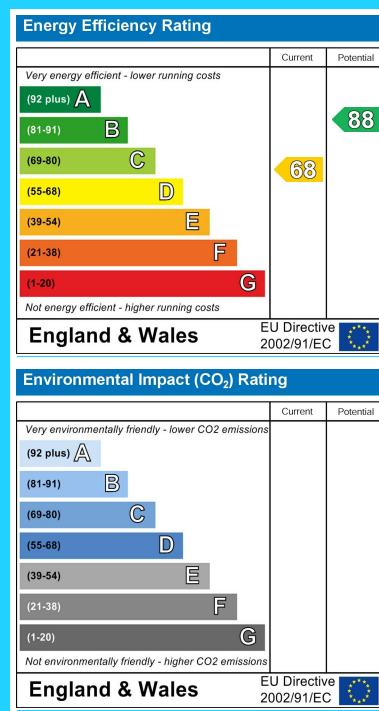
Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 48.8 sq. metres (525.0 sq. feet)

These floor plans are for illustrations purposes only. Taylor Engley accept no liability for any inaccuracies.

Plan produced using PlanUp.



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.

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