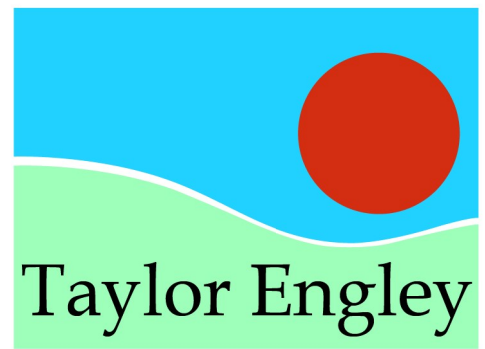


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1, The Old Woodyard Upper Horsebridge Road, Hailsham, East Sussex, BN27 1NU
By Auction £175,000 Freehold

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £175,000

This CHAIN FREE semi-detached house, presents an excellent opportunity for first-time buyers or investors. Although requiring some updating, the property benefits from double glazing throughout, gas fired central heating, downstairs cloakroom/WC and a spacious driveway. EPC = B



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:

UPVC front door opening into

ENTRANCE HALL

Stairs to first floor landing, radiator.

GROUND FLOOR WC

Tiled floor, wash hand basin, low level flush wc, radiator, obscure double glazed window, extractor fan, wall mounted electric consumer unit.

LIVING DINING ROOM

13'7" x 11'8" (4.14m x 3.56m)

Double glazed sliding patio door to rear, two radiators, wall lights, open plan to

KITCHEN AREA

7'10" x 6'3" (2.39m x 1.91m)

Double glazed window to front, fitted with country style wall and base units with worktops, stainless steel sink unit with mixer tap and drainer, wall mounted Ideal gas combination boiler. Built-in four ring Halogen hob with extractor hood over and electric oven below. Space for further appliances. Fridge freezer and washing machine included.

FIRST FLOOR LANDING

BEDROOM ONE

11'4" narrowing to 9'11" x 9'5" (3.45m narrowing to 3.02m x 2.87m)

Two double glazed windows to front, radiator, built-in wardrobe.

BEDROOM TWO

9'9" x 6'11" (2.97m x 2.11m)

Double glazed window to rear, hatch to loft space, radiator.

BATHROOM

Obscure double glazed window to rear, down lighters, panelled bath with shower over, tiled surround, low level flush wc, pedestal wash hand basin, tiled floor, radiator.

REAR GARDEN

Paved patio area, sunny aspect, timber fencing, gate to front.

DRIVEWAY

Spacious driveway to side.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band C.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk

FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. 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.

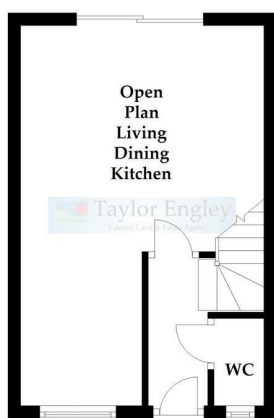
PLEASE NOTE:

The floorplan provided is for the neighboring property which we sold from new, so is a mirror image.



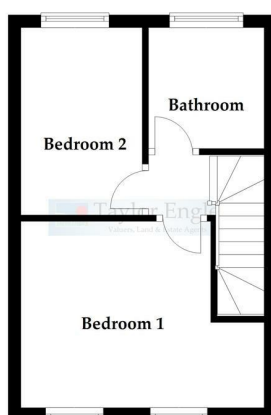
Ground Floor

Approx. 21.5 sq. metres (231.6 sq. feet)



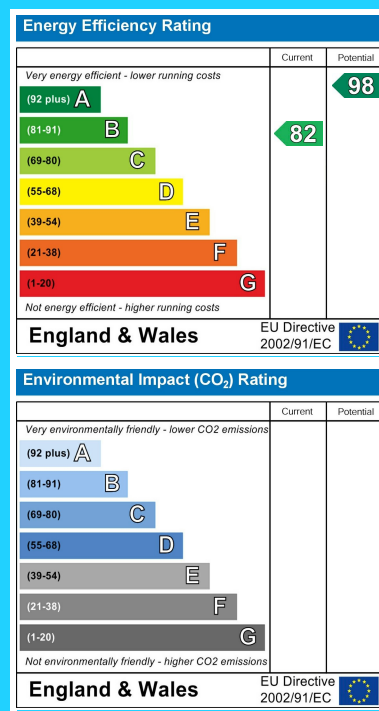
First Floor

Approx. 22.9 sq. metres (247.0 sq. feet)



Total area: approx. 44.5 sq. metres (478.5 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

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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