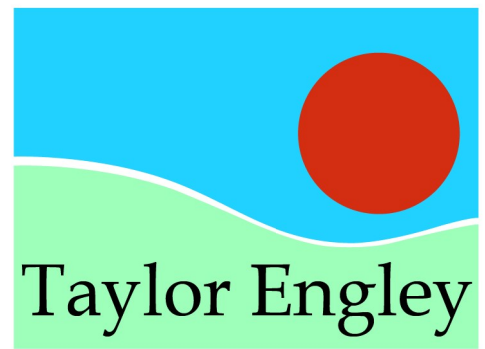


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**11 Viburnum Way, Hailsham, East Sussex, BN27 2FD**  
**Price £260,000 Freehold**

**A fabulous two bedroom semi-detached house which has been maintained to a high standard. This immaculate home offers light yet cozy living accommodation and has the benefit of cloakroom, en-suite shower room to the master bedroom, sitting room and fitted kitchen/dining room. Other features are off road parking for two vehicles, two tiered garden, double glazing and gas central heating. EPC**

**- B**





**\* CUL-DE-SAC LOCATION \* TWO BEDROOMS \* CLOAKROOM \* SITTING ROOM \*  
KITCHEN/DINING ROOM \* MASTER BEDROOM WITH EN-SUITE \* DRIVEWAY PARKING \* REAR  
GARDEN \* GAS CENTRAL HEATING \* DOUBLE GLAZED \***

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 glazed door leading into

### ENTRANCE HALLWAY

Stairs to first floor landing, radiator, wood effect laminate flooring.

### CLOAKROOM

4'9 x 2'11 (1.45m x 0.89m)

Low level flush wc, pedestal wash hand basin with chrome mixer tap, obscure double glazed window to front, radiator, wall mounted fuse box, wood effect laminate flooring.

### SITTING ROOM

15'2 x 9'3 (4.62m x 2.82m)

Double glazed window overlooking the front, wood effect laminate flooring, radiator, television aerial socket, telephone point, large under stairs storage cupboard.

### KITCHEN/DINING ROOM

12'9 x 8 (3.89m x 2.44m)

Kitchen area has full range wall and base units incorporating cupboards and drawers, spaces for fridge/freezer, washing machine and dishwasher, built in Electrolux oven with four ring gas hob and extractor over, cupboard housing Ideal boiler, one and half bowl stainless steel sink unit and drainer, double glazed window to rear. The dining area has radiator, French double glazed doors to the rear garden, built in larder with storage shelves. Wood effect laminate flooring.

### FIRST FLOOR LANDING

Hatch to loft space

### BEDROOM TWO

11' x 8'5 (3.35m x 2.57m)

Two double glazed windows overlooking the front, sliding mirrored wardrobe with hanging rail and shelving, further built in large and deep cupboard over the stairs, radiator.

### BEDROOM ONE

9'10 x 8'2 (3.00m x 2.49m)

Double glazed window overlooking the rear garden, radiator

### ESTATE CHARGES

Estate management charges payable - tbc

## ENSUITE SHOWER ROOM/WC

8'2 x 2'11 (2.49m x 0.89m)

Enclosed fully tiled shower cubicle with bi-folding doors, pedestal wash hand basin with chrome mixer tap, low level flush wc, extractor fan, radiator.

### BATHROOM

6'4 x 5'6 (1.93m x 1.68m)

Obscure double glazed window to side, panel bath with chrome mixer tap and hand held shower attachment, pedestal wash hand basin with chrome mixer tap, low level flush wc, part tiled walls, radiator.

### OUTSIDE TO FRONT

Garden to front with gated side access to the rear garden. Off road parking for up to two vehicles.

### REAR GARDEN

Enclosed, private patio area, outside tap, steps leading up to further patio and area of lawn to an area of lawn enclosed by close board panel fencing and garden shed. Gate to side leading to driveway parking

### 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

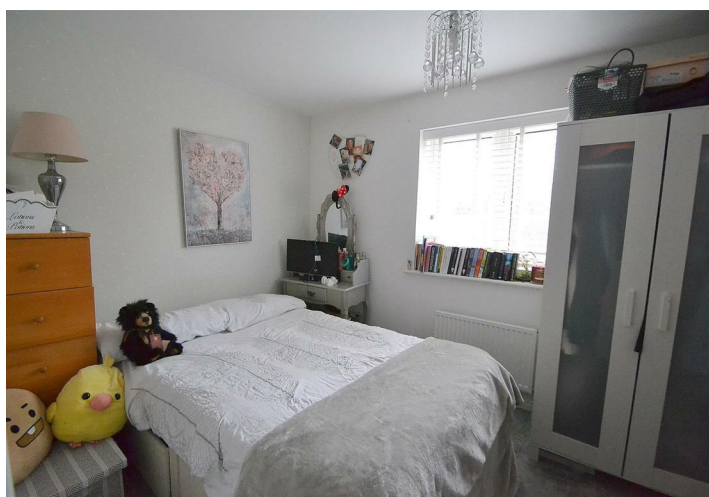
This property is currently rated by Wealden District Council at Band ( C )

### VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

### SERVICE CHARGE

Please note there is a charge of approximately £315 per annum towards the upkeep of the roads.









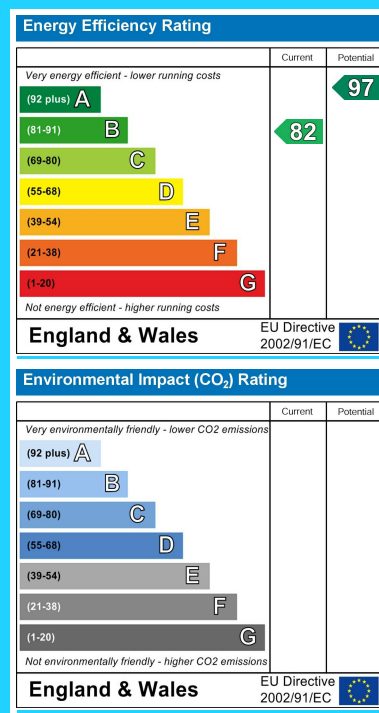
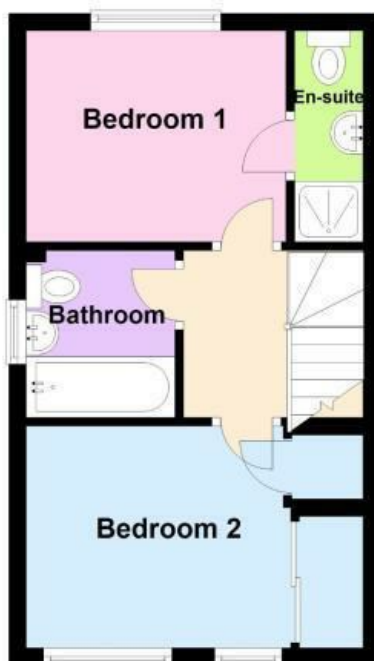




**Ground Floor**



**First Floor**



**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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