

**Valuers, Land & Estate Agents**

11 High Street, Hailsham

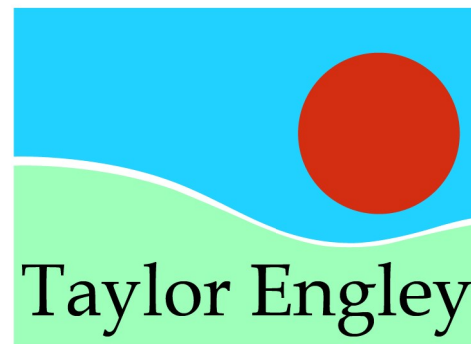
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**115 Bramble Drive, Hailsham, East Sussex, BN27 3EQ**

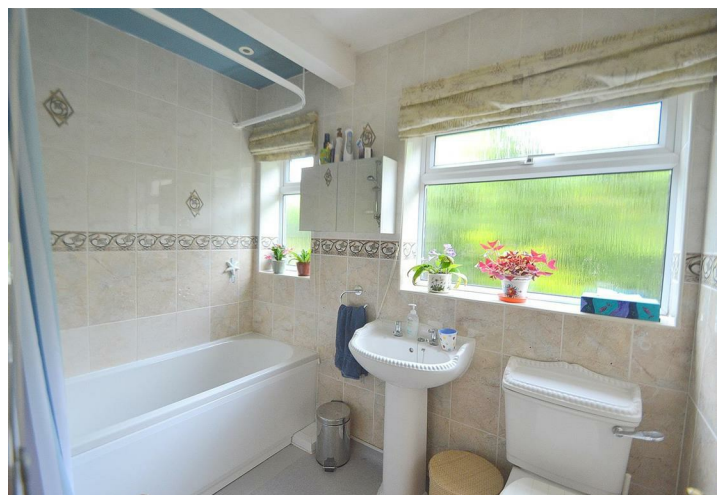
**Price £270,000 Freehold**

**\*\*\* CHAIN FREE \*\*\* BEAUTIFUL CORNER PLOT GARDEN TO THREE SIDES!!** Tucked away at the top of a cul-de-sac, a two double bedroom semi-detached bungalow conveniently located close to Hailsham town centre including leisure centre, shops and cinema and also has the benefit of the Cuckmere Community Bus Service. The property benefits from sitting room, fitted kitchen bathroom/wc, double glazing throughout, gas central heating and garage located in a nearby block.  
**EPC-TBC**



**\* CHAIN FREE \* LARGE CORNER PLOT GARDEN TO THREE SIDES \* TWO DOUBLE BEDROOMS \*  
KITCHEN \* BATHROOM/WC \* GARAGE \* GAS CENTRAL HEATING \* DOUBLE GLAZED  
THROUGHOUT \* SUMMER HOUSE \***

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:

Double glazed entrance door to side opening into

### HALLWAY

Hatch to loft space, convector radiator, wall mounted thermostat control, storage cupboard housing electric meter.

### LIVING ROOM

15'11" x 10'2" (4.85 x 3.10)

Double glazed window to front, coving, radiator, fireplace with ornamental surround.

### KITCHEN

9'5" x 8'8" (2.87 x 2.64)

Modern fitted kitchen with a range of wall and base units incorporating drawers, cupboards and glass display units. Built-in electric oven with four ring gas hob and extractor fan over. Ample work top space, mosaic tiled splash backs, one and a half bowl stainless steel sink unit and drainer with mixer tap. Spaces for fridge freezer and washing machine, stone tiled flooring, contemporary halogen over and under lighters and double glazed window overlooking the front garden.

### BEDROOM ONE

12'10" x 10'2" (3.91 x 3.10)

Double glazed window to rear, coved ceiling, radiator, triple louvre style fitted wardrobes with hanging rails and shelving with overhead cupboards, further built-in storage cupboard with hanging rail and shelving.

### BEDROOM TWO

9'10" x 8'9" (3.00 x 2.67)

Double glazed French doors opening out to rear garden, coved ceiling, radiator.

### BATHROOM/WC

Two obscure double glazed windows to side, inset ceiling spotlights, fully tiled walls, wall mounted heated towel rail. Suite comprises low level flush wc, pedestal wash hand basin, panel bath.

### FRONT

Lawned front garden with concrete path leading to side. Gate to side garden.

### SIDE

Patio area leads to gate to the rear garden, private pretty covered pergola and raised flower bed.

### REAR

Private West facing Rear garden has decorative stone patio area leading to an area of lawn, enclosed by close boarded panel fencing, well maintained flower beds, summer house and greenhouse, pathway leads to the side

### GARAGE

Located in a nearby block on the opposite side of the road. As you go down the driveway, its the middle garage on the righthand side block.

### FRONT

### DIRECTIONS

From our office in Hailsham High Street turn right into George Street, keeping to the left head through the traffic lights and over the bridge into South Road. Take an immediate right into Western Road, past the library and the recreation ground. Bear left continuing along Western Road, then take the next left into Bramble Drive where the property will be located on the left hand side at the end of the cul de sac.

### COUNCIL TAX

Tax band B.

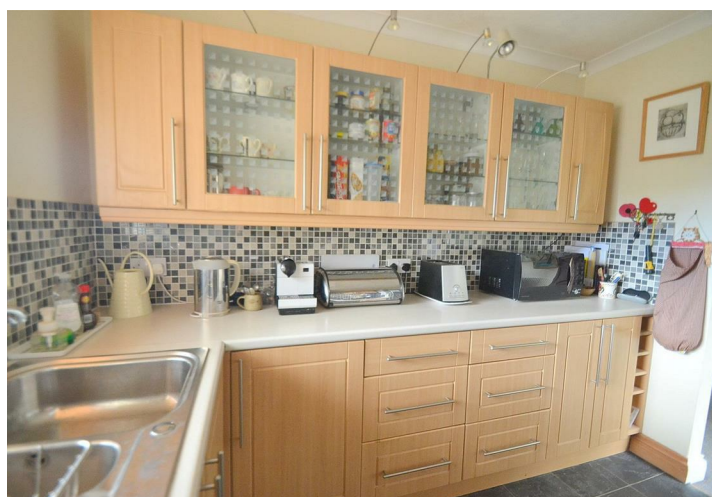
### TO VIEW

Please contact TAYLOR ENGLELEY 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.

### MEASUREMENT NOTE

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.

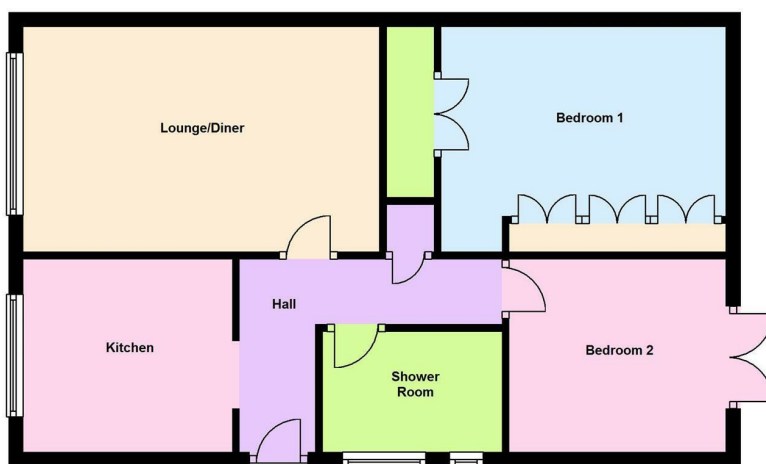
### FLOOR PLAN



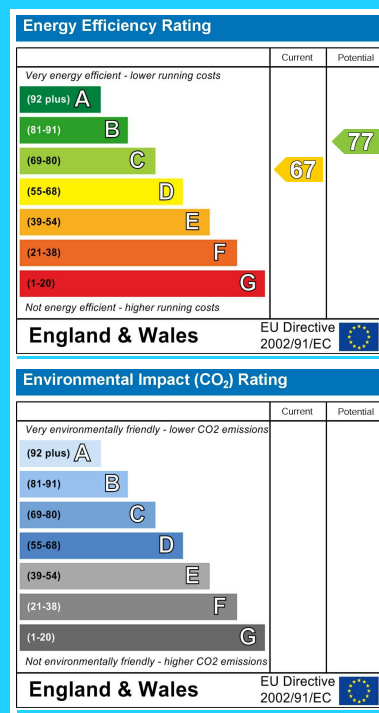




**Floor Plan**  
Approx. 53.2 sq. metres (573.1 sq. feet)



Total area: approx. 53.2 sq. metres (573.1 sq. feet)



**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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