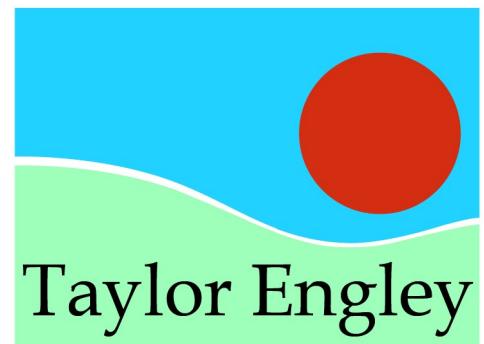


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000
Fax: (01323) 440750

hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk



4 Blacksmiths Copse, Hailsham, Hailsham, East Sussex, BN27 3XB
Price £299,000 Freehold

Taylor Engley are pleased to bring to the market this CHAIN FREE three bedroom house, benefiting from two off road parking spaces, garage, three good size bedrooms and a spacious conservatory to rear. The property is located in a sought after cul-de-sac location, just a few minutes drive from Hailsham town centre. Sealed unit double glazing & Gas fired central heating. EPC = D



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.



UPVC part glazed front door to:

ENTRANCE PORCH

Heater, fuse board.

CLOAKROOM/WC

Suite comprising low level WC, washbasin, double glazed window to front, radiator.

LIVING ROOM

15'02" x 12' (4.62m x 3.66m)

Double glazed window with outlook to front, two radiators, glazed door to:

KITCHEN/DINER

12 'x 8'10" (3.66m 'x 2.69m)

Fitted with a range of white high gloss cupboards and drawers, Zanussi fridge and freezer, New World freestanding oven and hob, whirlpool washing machine, one and a half bowl sink unit, Ideal wall mounted boiler, worksurfaces, radiator, double glazed window and patio door to:

DOUBLE GLAZED UPVC CONSERVATORY

11'2" x 10'7" max (3.40m x 3.23m max)

Fitted blinds and fan, door to garden.

From the living room stairs rise to:

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder and slatted shelving.

BEDROOM ONE

10'01" x 8'10" (3.07m x 2.69m)

Large built-in mirror fronted double wardrobe cupboard, radiator, double glazed window overlooking the rear garden, built-in chest of drawers.

BEDROOM TWO

13'04" x 8' (4.06m x 2.44m)

Double aspect room with double glazed windows to front and rear, two radiators, hatch to loft space.

BEDROOM THREE

8'07" x 8'09" + door recess (2.62m x 2.67m + door recess)

Double glazed window with outlook to front, mirror fronted double wardrobe cupboard, built-in chest of drawers and bedside unit, radiator.

SHOWER ROOM

White suite comprising low level flush WC, pedestal washbasin, corner shower unit, tiled walls, radiator, extractor fan.

OUTSIDE TO FRONT

Driveway, well stocked flower beds.

OUTSIDE TO REAR

Paved garden with well stocked flower boarders, timber shed, fenced surround, water but, outside tap.

GARAGE & PARKING

Garage with electric up and over door to front, door to rear garden, power and light. Driveway to front and additional parking space towards the end of the cul-de-sac.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band C, which is currently £2145.07 until April 2024.

BROADBAND AND MOBILE PHONE CHECKER

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

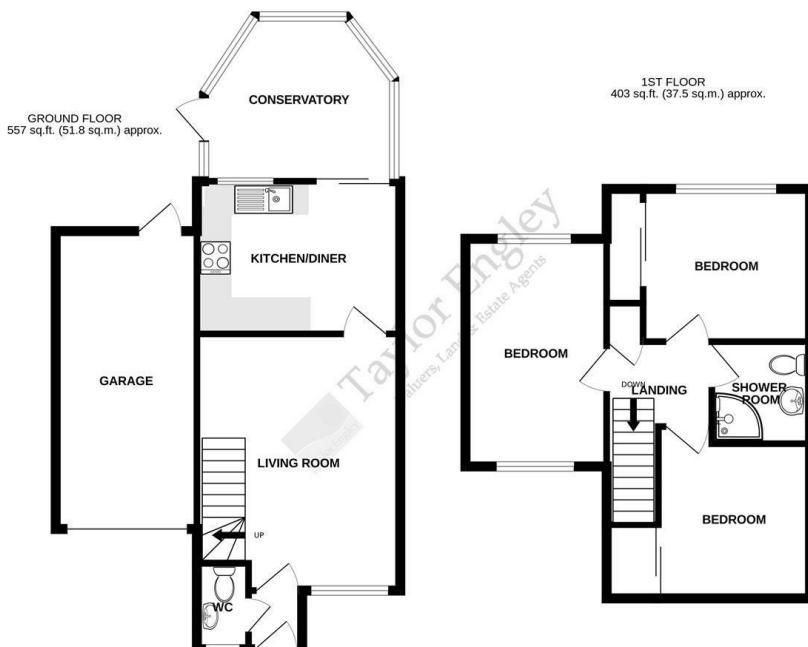
FOR CLARIFICATION:-

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ (01323) 722222 Fax: (01323) 722226