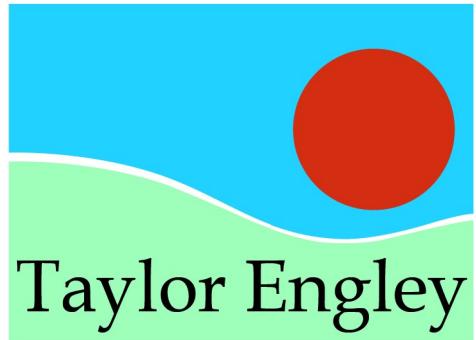


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

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

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



39 Mannington Road, Hellingly, East Sussex, BN27 4DQ
Price £155,000 Leasehold

50% Shared ownership - Lovely bright and sunny, three bedroom terraced mews style house located within a popular location in Hellingly. The property features a good sized kitchen with some appliances, wide hallway with ground floor WC, L-shaped living dining room with doors to the lawned rear garden, modern bathroom and allocated parking. The property is close to schools, acres of parkland on your doorstep and bus links to Hailsham and Heathfield schools and towns. Please note buyers are subject to affordability checks Please call for further information or email www.gov.uk/shared-ownership-scheme/who-can-apply. EPC = TBC



*** ENTRANCE HALLWAY * DOWNSTAIRS CLOAKROOM * MODERN KITCHEN * L SHAPED SITTING/DINING ROOM WITH DOORS TO THE REAR GARDEN * THREE BEDROOMS * MODERN BATHROOM * DOUBLE GLAZED * GAS CENTRAL HEATING * ALLOCATED PARKING * EPC - B**

In close proximity is 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 COMPRISSES

Covered front entrance doors opening into

HALLWAY

Wide hallway with wood effect laminate flooring, stairs to first floor landing, understairs storage cupboard housing the electric meters and fuses, radiator.

CLOAKROOM/WC

Pedestal wash hand basin, low level flush WC, radiator.

L SHAPED LIVING/DINING ROOM

17'10 x 17'10 (5.44m x 5.44m)

Window to the rear, door to the rear garden, radiator.

KITCHEN

9'8 x 9'2 (2.95m x 2.79m)

Double glazed window to the front, concealed Ideal Logic gas combination boiler. The kitchen is fitted with matching range of white country style wall and base units incorporating cupboards and drawers, roll edged work tops, one and half bowl stainless steel sink unit and drainer with mixer tap. Built in four ring Electrolux gas hob with steel upstand, pull out extractor hood and electric oven below, spaces for fridge freezer built in dishwasher.

FIRST FLOOR LANDING

Hatch to loft space, linen cupboard with electric heater and slatted shelving.

BEDROOM ONE

11'8 x 9'9 (3.56m x 2.97m)

Double glazed window to the rear, radiator.

BEDROOM TWO

15'5 x 7'6 (4.70m x 2.29m)

Double glazed window to the front, radiator.

BEDROOM THREE

11'9 x 5'7 (3.58m x 1.70m)

(Smaller dimension extends to 9'2 into alcove).

Double glazed window to the front, radiator, built in storage cupboard with light over stair bulk head.

BATHROOM

Obscure double glazed window overlooking the rear

garden. White suite comprises of panelled bath with hand rails, mixer tap, independent shower over bath with folding glass screen and tiled surround, low level flush wc, wash hand basin with light and shaver point, radiator.

OUTSIDE

FRONT

A small lawned front garden with paved pathway to the front door, shared side pathway leading to side gate opening into

REAR GARDEN

The rear garden is enclosed by timber fencing. Gated rear access with paved patio, pathway to timber shed, mainly laid to lawn.

SHARED HOUSING EXPLAINED

You are purchasing 50% of £310,000 (£155,000) paying a monthly rent of £398.10 to Orbit Housing Association.

ALL APPLICANTS MUST BE REGISTERED WITH THE HELP TO BUY SCHEME. ELEGIBILITY CRITERIA DO APPLY AND CAN BE FOUND AT WWW.GOV.UK/SHARED-OWNERSHIP-SCHEME/WHO-CAN-APPLY

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

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

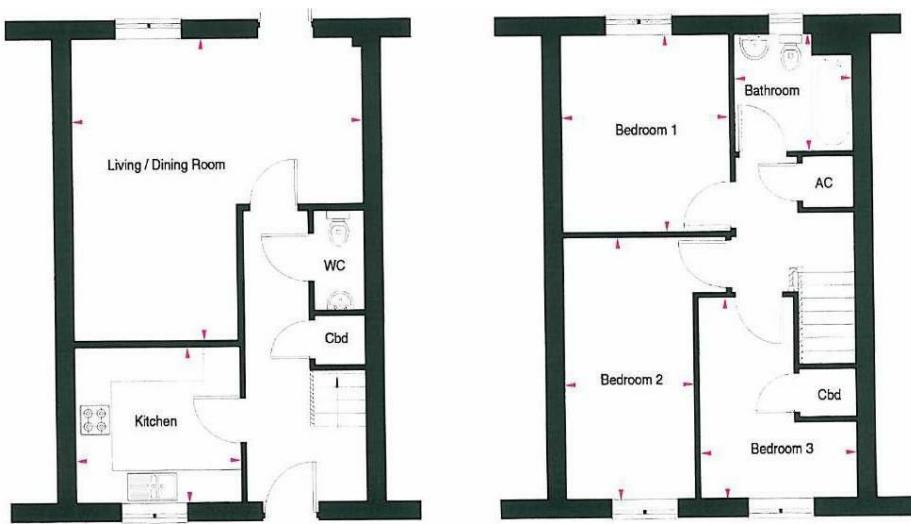
FOR CLARIFICATION:-

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		
(81-91) B		
(69-80) C		
(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