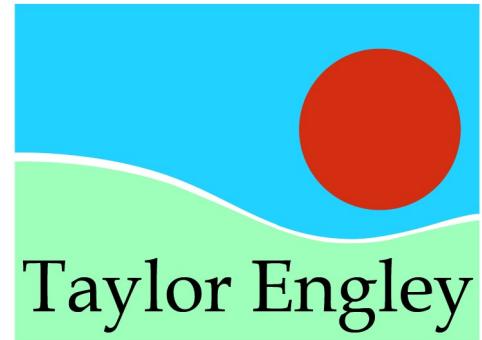


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

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

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



119 Ingrams Way, Hailsham, East Sussex, BN27 3NX
Offers In Excess Of £350,000 Freehold

Taylor Engley are pleased to bring to the market this CHAIN FREE three/four bedroom link detached house, situated in a sought after cul-de-sac in South Hailsham. The property offers versatile living accommodation with the benefit of two bathrooms, driveway, gas fired central heating and sealed unit double glazing. 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.



ENTRANCE HALL

Radiator, built-in storage cupboard with shelving and hanging space, tiled floor, door to sitting room and door to:

CLOAKROOM/WC

Radiator, low level flush WC, wash hand basin, double glazed window to side, tiled flooring.

LOUNGE

15'04" x 16'11" (4.67m x 5.16m)

Double glazed window to front, two radiators, wall mounted lights, gas fire with marble surround, stairs to first floor landing, storage cupboard with shelving, door to:

OPEN PLAN KITCHEN / DINING ROOM

16'10" x 19'11" narrowing to 9' (5.13m x 6.07m narrowing to 2.74m)

The kitchen is fitted with matching wall and base units, built-in oven and gas hob with extractor hood over, single drainer sink unit with mixer tap, dishwasher, integral fridge, double glazed window with outlook to the rear garden, tiled floor, part tiled walls, work surfaces and space for a dishwasher.

Dining area has two radiators, double glazed window to rear, sliding door to rear garden, door to:

UTILITY ROOM

7'09" x 8'11" (2.36m x 2.72m)

Utility room has wall and base units, tiled floor, space for washing machine, radiator, double glazed window to rear, door to:

GROUND FLOOR BATHROOM

Tiled floor, part tiled walls, extractor fan, washbasin, low level WC, corner bath with mixer tap and shower attachment and electric shower over, door to:

GROUND FLOOR BEDROOM

16'11" x 8'04" (5.16m x 2.54m)

Two radiators, double glazed window overlooking the front, wall mounted fuse box. Please note: this room was created by converting the garage.

FIRST FLOOR LANDING

Double glazed window to side, hatch to loft space, cupboard housing hot water cylinder with shelving, radiator.

FAMILY BATHROOM

Tiled floor, tiled walls, vanity washbasin with cupboards below, window to rear, large shower cubicle, low level WC, shaver point, radiator.

BEDROOM ONE

9'08" x 13'07" max (2.95m x 4.14m max)

Fitted with a range of built-in furniture to include wardrobes, cupboards and chest of drawers, double glazed window with outlook to front, radiator.

BEDROOM TWO

8'06" x 10'10" (2.59m x 3.30m)

Double glazed window overlooking the rear garden, radiator.

BEDROOM THREE

6'11" x 8'05" max (2.11m x 2.57m max)

Radiator, double glazed window with outlook to front.

OUTSIDE TO FRONT

Outside light, driveway, gate to side which leads to rear garden, well stocked flowerbeds.

REAR GARDEN

Patio area with steps leading up to area of lawn, shrubs, well stocked flower beds, brick path to shed, outside light, gate to side which leads to front.

COUNCIL TAX BAND

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

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.

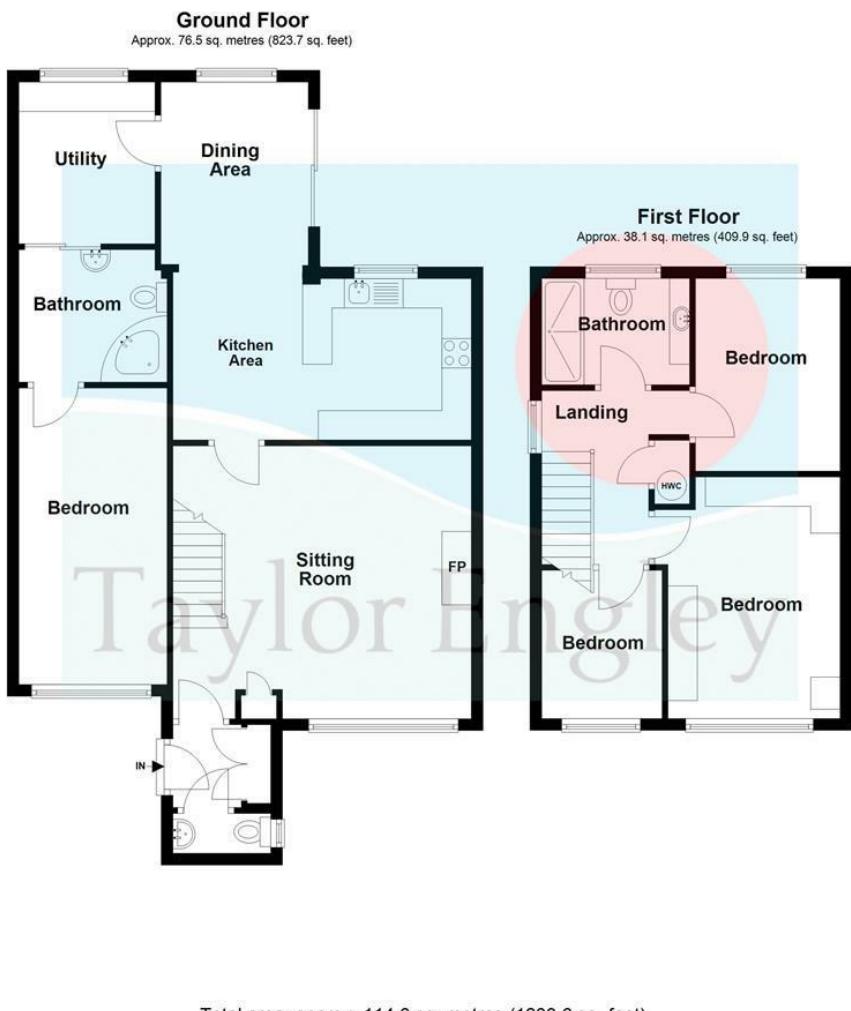
VIEWING INFORMATION

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		81
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

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