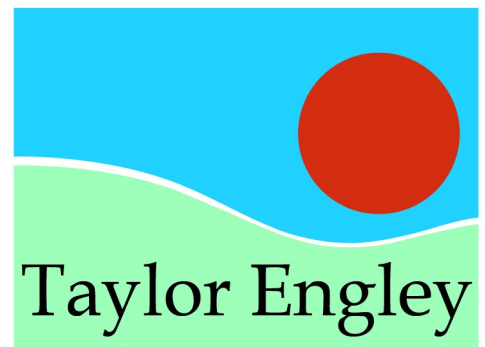


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17 Blacksmiths Copse, Hailsham, East Sussex, BN27 3XB
Asking Price £275,000 Freehold

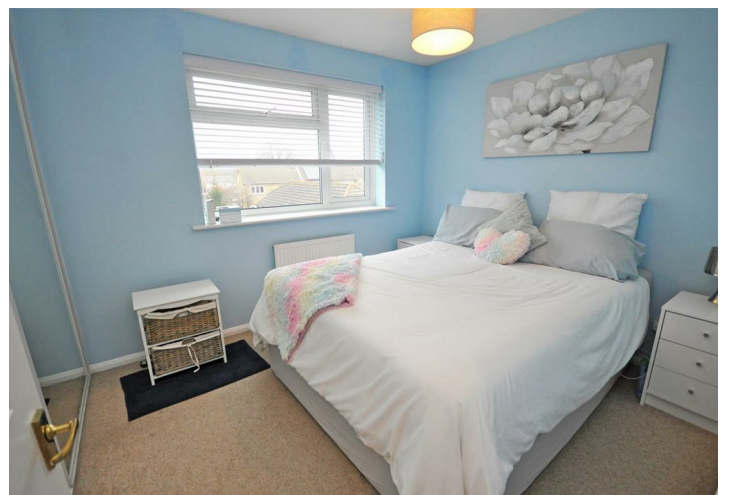
Taylor Engley are pleased to bring to the market this well presented two bedroom CHAIN FREE semi detached house located in a leafy residential area of Hailsham. Features include downstairs cloakroom/wc, full double glazing, gas fired central heating, two double bedrooms with built-in wardrobe cupboards, landscaped gardens to front and rear, plus adjacent single garage and off road parking. EPC = C



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.

DIRECTIONS

From our office in Hailsham High Street continue down to the end of the road and turn right into George Street. Keeping to the left continue through the traffic lights and over the bridge into South Road. Continue along South Road and straight ahead at the roundabout and follow this along South Road. Turn right into Arlington Road East, towards the end turn right into Coopers Way where Blacksmiths Copse will be the first turning on the right hand side.



ACCOMMODATION COMPRISES:

UPVC part glazed front door opening into:

ENTRANCE VESTIBULE

Door to:

CLOAKROOM/WC

Suite comprising low level wc, wash basin, part tiled walls, radiator, double glazed window to front.

LIVING ROOM

14'2" x 12' (4.32m x 3.66m)

Double glazed window with outlook to front, two radiators, television point, telephone point.

KITCHEN

12' x 9'10" (3.66m x 3.00m)

Fitted with a range of beach effect cupboards and drawers (corner base units are fitted with kidney shaped easy reach pull outs), work surfaces, one and a half bowl stainless steel sink unit. Space for fridge freezer, washing machine and cooker with recycling hood over. Breakfast bar seating area, wall mounted Baxi boiler housed in matching wall unit. Tiled floor, radiator, extractor, double glazed window, double glazed French doors to rear garden.

From the living room stairs rise to the

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder, hatch to loft space.

BEDROOM ONE

10'3" x 8'10" (3.12m x 2.69m)

Double glazed window to rear, radiator, large mirror fronted built-in wardrobe cupboard with hanging and shelf space.

BEDROOM TWO

8'8" x 8'8" plus door recess (2.64m x 2.64m plus door recess)

Double glazed window with outlook to front, large mirror fronted built-in wardrobe cupboard with hanging and shelf space, radiator.

BATHROOM

Modern white suite comprising panelled bath with shower over, wc, vanity sink unit with cupboards below, radiator, double glazed window to side, part tiled walls, extractor.

OUTSIDE

DRIVEWAY AND GARAGE

Providing off road parking leading to garage with up and over door, window to side, storage cupboards to rear.

GARDENS

The front and rear have been landscaped and offer a nice size, low maintenance attractive area of outside space. The rear being fenced surround with a gate to front access, outside tap and timber shed. Outside lighting to front and rear.

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

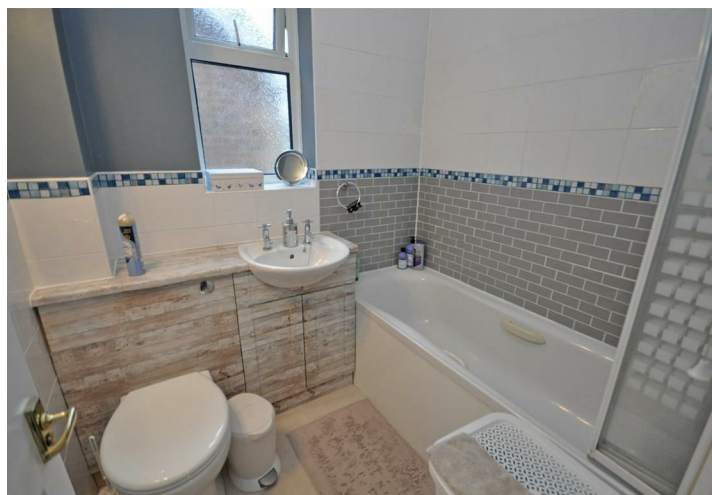
For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk

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.

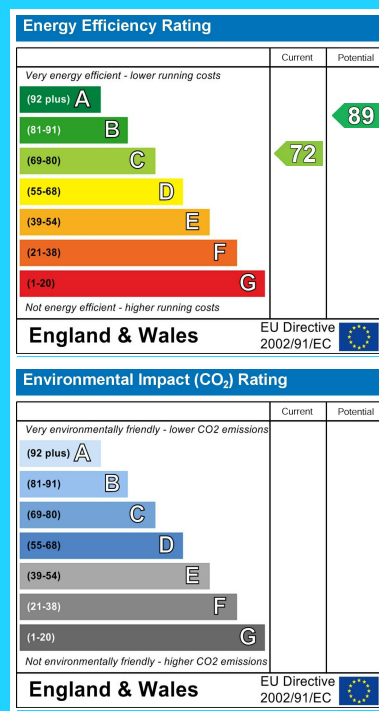




GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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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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