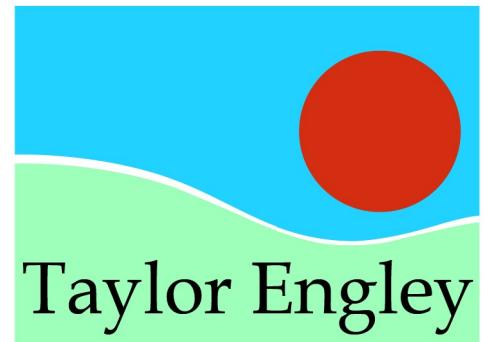


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**97 Harmers Hay Road, Hailsham, East Sussex, BN27 1TW**  
**O.I.R.O £295,000**

**Favoured Location!!** Super plot with substantial parking - A two bedroom semi detached bungalow situated on an elevated corner plot in the popular Harmers Hay area of North Hailsham. The property is in close proximity to the Cuckoo Trail and is within level walking distance to Hailsham Town Centre having extensive shopping and leisure facilities and close to regular bus service. There are gardens to three side of the property and garage with electric up and over door. The property occupies an enviable plot and benefits from double glazing and gas central heating - Viewing is highly recommended EPC - E



**\* FAVOURED LOCATION \* SEMI-DETACHED BUNGALOW \* TWO BEDROOMS \* SITTING ROOM \*  
BATHROOM \* SEPARATE WC\* KITCHEN \* CONSERVATORY \* GARDENS TO THREE SIDES \* GOOD GARDEN  
FRONTAGE \* AMPLE OFF ROAD PARKING \* GARAGE WITH ELECTRIC UP AND OVER DOOR \* DOUBLE  
GLAZED \* GAS CENTRAL HEATING \***

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 entrance door opening into hallway.

### ENTRANCE HALL

Ceiling spotlights, hatch with drop down ladder to partly boarded loft space, wall mounted thermostat, radiator, storage cupboard with further overhead storage cupboards, airing cupboard with immersion heater and slatted shelving.

### LIVING ROOM

19'10" x 11'2" (6.05 x 3.40)

Double glazed window to front with far reaching views across Harmers Hay. Electric faux fireplace with ornamental surround, double radiator, television aerial point.

### KITCHEN/BREAKFAST ROOM

9'10" x 9'1" (3.00 x 2.77)

Double aspect with double glazed window to side, double glazed window and door to conservatory at rear. Ceiling spotlights, radiator, part tiled walls. Fitted with a matching range of country style wall and base mounted units with roll edged worktops, inset sink unit with single drainer and mixer tap. Integrated four ring gas hob with double oven and extractor hood over. Concealed boiler. Spaces for washing machine and dishwasher.

### CONSERVATORY

12'0" x 10'6" (3.66 x 3.20)

UPVC double glazed conservatory with brick wall, polycarbonate roof with double glazed double doors to garden. Radiator.

### BEDROOM ONE

14'4" x 11'2" (4.37 x 3.40)

(Please note that the larger dimension excludes built-in wardrobes).

Double glazed window to rear, radiator. Fitted with a matching range of bedroom furniture incorporating four wardrobes, overhead storage cupboards, dressing table and drawer units with shelving. Radiator and further built in wardrobes

### BEDROOM TWO

10'2" x 9'2" (3.10 x 2.79)

Double glazed window to front overlooking Harmers Hay, radiator.

### BATHROOM

Refitted. Obscure double glazed window to side, part tiled walls. Pedestal wash hand basin with mixer tap, panel bath with hand rails, mixer tap and independent shower and glass screen over, heated towel rail.

### SEPARATE WC

Obscure double glazed window to side, texture ceiling, part tiled walls, radiator, low level flush wc and wash hand basin.

### OUTSIDE

#### FRONT

The front garden is mostly laid to lawn with pathway to front door, shrub borders. The lawns continue round to the side of the property with pathway to off road parking and gate to rear garden.

#### GARAGE

Located at the side of the property. Personal door to side, electric up and over door, power and light, ample off road parking space to the front.

#### REAR

Timber summerhouse with power, paved patio area, lawns, security light, gardens enclosed by a selection shrubs and timber fencing.

### DIRECTIONS

From our office in Hailsham High Street proceed around the one way system into George Street and right into North Street, Turn left past Tescos and at the traffic lights turn right into Battle Road (A295), first left into Harmers Hay Road. Follow the road round to the right and proceed along the road, just as Harmers Hay meets Milland Road turn right where the property will be located on the left hand corner.

### MEASUREMENT NOTE

NB. 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. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. 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.

### COUNCIL TAX

Council Tax Band C

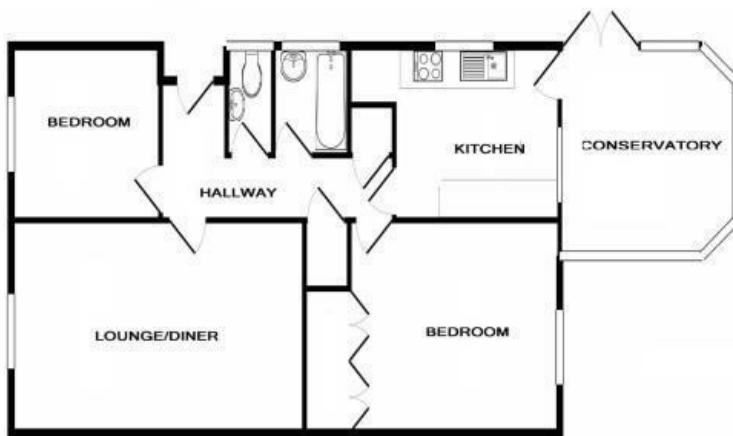
### MANAGEMENT FEES

Harmers Hay belongs to Harmers Hay Management Association and there is a small fee payable each year to maintain the roads including service roads, lighting, green areas and preparation of accounts approximately £55 per annum









TOTAL APPROX. FLOOR AREA: 884 SQ.FT. (82.1 SQ.M.)  
 Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate only and should only be taken as a guide, dimensions or room areas. These can be used for general purposes only and should not be relied on as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		54
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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