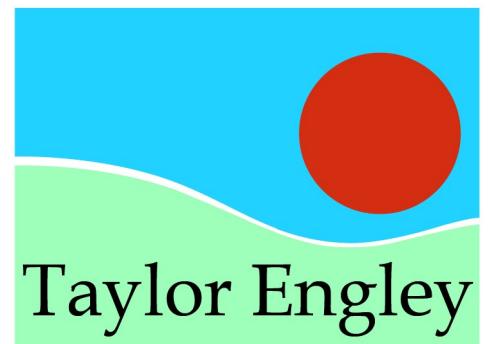


Valuers, Land & Estate Agents  
11 High Street, Hailsham  
East Sussex BN27 1AL

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

[hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**40 Battle Crescent, Hailsham, East Sussex, BN27 1EW**  
**Offers In Excess Of £290,000 Freehold**

**CHAIN FREE!!** Tucked within a cul-de-sac and within close proximity and level walking distance to Hailsham Town Centre accessed via a cut through twitten. The property has the benefit to extend into the roof space subject to planning and consents and offers large Indian Stone laid rear South facing garden with sheds (with power) and greenhouse. The detached garage has an electric up and over door and the roof was replaced only two years ago. Other benefits include kitchen/breakfast room, shower room/wc, sitting room, double glazed and gas central heating EPC - D



**\* CHAIN FREE \* SEMI-DETACHED BUNGALOW \* LARGE GARDEN \* TWO BEDROOMS \* SHOWER  
ROOM/WC \* KITCHEN/BREAKFAST ROOM \* SITTING ROOM \* GARAGE \* LARGE REAR GARDEN \* FRONT  
GARDEN \* SCOPE TO EXEND INTO THE LOFT SPACE SUBJECT TO PLANNING AND CONSENTS \* EPC -  
TBC**

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.



Decorative part glazed UPVC entrance door leading into:

## **ENTRANCE HALLWAY**

Fitted coir wipe mat, radiator, telephone point, hatch to loft space, wall mounted thermostat control, cupboard with bi-folding door with fitted shelving and further cupboard over.

## **SITTING ROOM**

14'10" x 10'10" narrowing to 9'4" (4.52m x 3.30m narrowing to 2.84m)

UPVC double glazed window to front, radiator, television aerial socket, feature gas fire place with marble surround and hearth, dimmer switch.

## **BEDROOM ONE**

13'3" x 10'10" (4.04m x 3.30m)

Double glazed window to conservatory, radiator, fitted bedroom furniture with wardrobes, drawers and cupboards over.

## **BEDROOM TWO**

9'11" x 9'11" (3.02m x 3.02m)

Coving, radiator, sliding double glazed doors into:

## **CONSERVATORY**

18'7" x 9'11" (5.66m x 3.02m)

Radiator, power sockets, wall lights, poly-carbonate roof with fitted ceiling lights, double glazed windows surround, obscure double glazed windows to side, UPVC double glazed patio doors leading into the rear garden, fitted blinds.

## **KITCHEN**

9'11" x 9'10" (3.02m x 3.00m)

UPVC double glazed window to front and side, ceiling strip light, kitchen is fitted with a range of wall and base units of lime oak style including cupboards and drawers, space for fridge and washing machine, built in oven with four ring gas hob with extractor fan over, wall mounted Worcester boiler, breakfast bar, one and a half bowl composite sink unit with chrome mixer tap, radiator.



## **SHOWER/WC**

6'6" x 6'4" (1.98m x 1.93m)

Fully tiled walls, low level flush WC, vanity wash hand basin with cupboards under chrome mixer tap, fitted mirror, enclosed double shower cubicle with shower over, towel radiator, wall mounted hair dryer.

## **OUTSIDE TO FRONT**

Drive way leading to rear single garage, low maintenance garden with flower beds, outside power.

## **GARDEN TO REAR**

Indian stone laid patio, gated side access to garage, low maintenance South facing garden, flower beds, two outside sheds, one having electricity and windows, further shed, green house, enclosed by paneled fencing, disused empty fish pond.

## **GARAGE**

8'1" x 17'6" (2.46m x 5.33m)

Electric up and over door, concrete base with power, window to rear, newly re-fitted roof

## **COUNCIL TAX BAND**

Council Tax Band - 'C' Wealden District Council - currently £2047.37 until March 2023.

## **BROADBAND AND MOBILE PHONE CHECKER**

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://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**

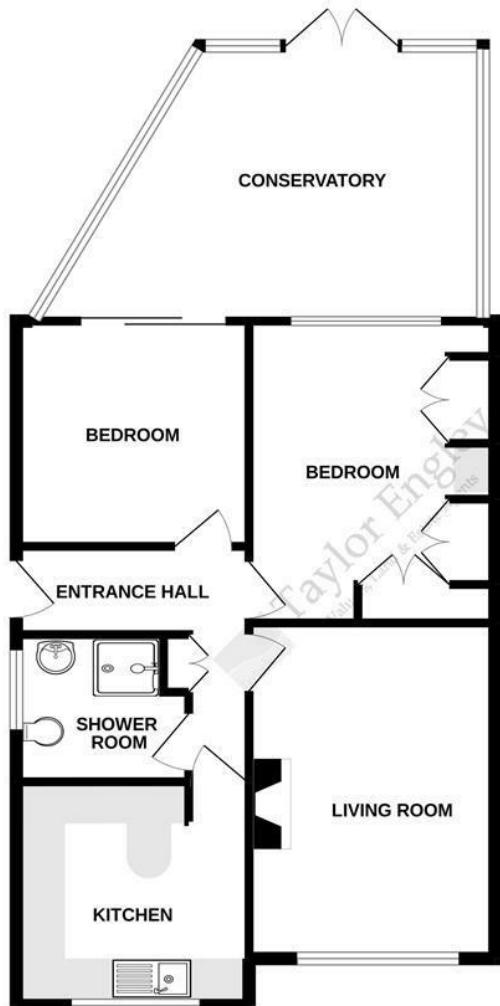
To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.







GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 <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.

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

