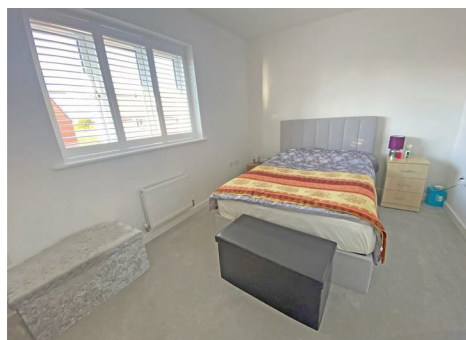
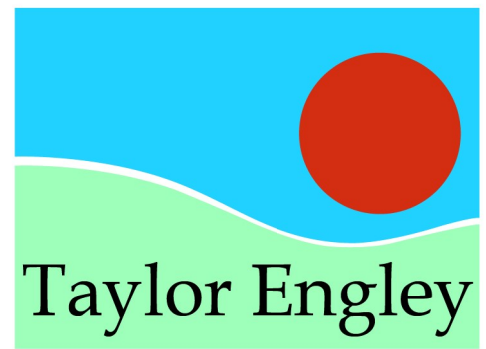


**Valuers, Land & Estate Agents**  
11 High Street, Hailsham  
East Sussex BN27 1AL

**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)**



**49 Bulrush Lane, Hellingly, East Sussex, BN27 4FB**  
**Offers In Excess Of £295,000 Freehold**

Taylor Engley are pleased to bring to the market, this superb two bedroom semi detached house, located in The Hedgerows development in Hellingly. The property offers spacious, modern, light and airy living accommodation, with the benefit of an en-suite shower room to the master bedroom, Tado digital gas fired central heating system, double glazing, spacious driveway to front and a fair size garden to rear. The property was built in 2020 by Orbit and still has years remaining on the NHBC warrantee. EPC = B





**SPACIOUS ENTRANCE HALL \* MODERN FITTED KITCHEN \* CLOAKROOM/WC \* LIVING ROOM \*  
MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* BEDROOM TWO \* MODERN FAMILY  
BATHROOM \* DRIVEWAY PARKING \* REAR GARDEN**

**The Hedgerows development lies in a semi rural corner of East Sussex, close to both the High Weald Area of Outstanding Natural Beauty and the South Downs National Park. Hellingly is on the northern outskirts of the historic town of Hailsham.**



## **FRONT DOOR TO:**

### **ENTRANCE HALLWAY**

Radiator.

### **KITCHEN**

12'10" x 6'9" (3.91m x 2.06m)

Fitted with modern units, integral fridge freezer and washing machine, electric built-in oven and gas hob with extractor hood over, cupboard housing Logic combi boiler, radiator, one and a half bowl sink unit, double glazed window with outlook to front.

### **CLOAKROOM/WC**

White suite comprising, low level WC, washbasin, radiator.

### **LIVING ROOM**

13'10" x 13'9" (4.22m x 4.19m)

Spacious understairs storage cupboard, radiator, French doors and windows to rear.

From the entrance hall, stairs rise to the first floor landing.

### **FIRST FLOOR LANDING**

Spacious cupboard with hanging, shelving space and light, radiator, hatch to loft space.

### **BEDROOM ONE**

12'9" x 10'3" (3.89m x 3.12m)

Radiator, double glazed window with outlook to front, built-in double wardrobe cupboard.

### **EN-SUITE SHOWER ROOM**

Modern white suite comprising corner shower unit, washbasin, low level WC, window to front, heated towel rail.

### **BEDROOM TWO**

13'10" x 9'6" (4.22m x 2.90m)

Radiator, double glazed window with outlook to rear.

### **FAMILY BATHROOM**

Modern white suite comprising bath, washbasin, WC, heated towel rail.

## **REAR GARDEN**

Patio area, lawn, fenced surround, outside tap, gate to side.

## **DEVELOPMENT CHARGES**

Once the development is complete, there will be an annual standing charge of £369.

## **COUNCIL TAX BAND**

This property is currently rated by Wealden District Council at Band (C) until March 2023.

## **BROADBAND AND MOBILE PHONE CHECKER**

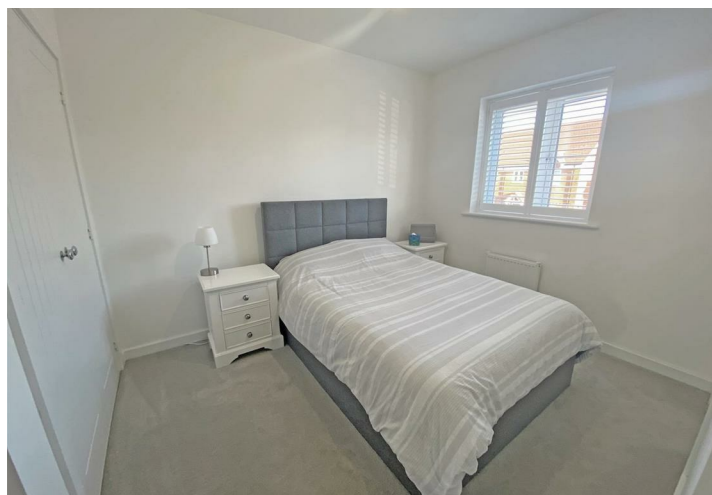
For broadband and mobile phone information, please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

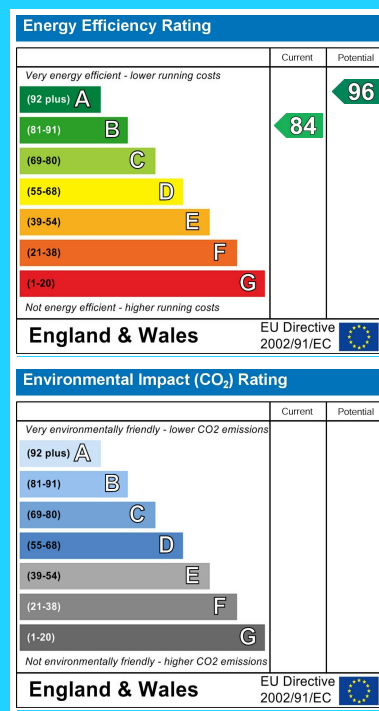
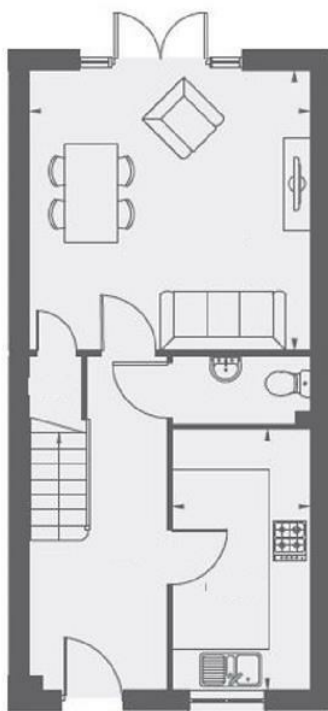
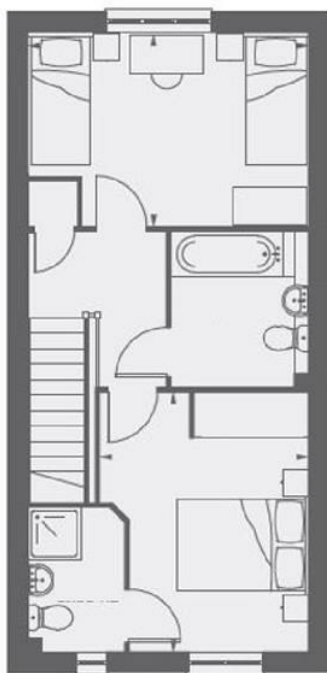
## **MEASUREMENT DISCLAIMER**

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans 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.





**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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