

Valuers, Land & Estate Agents

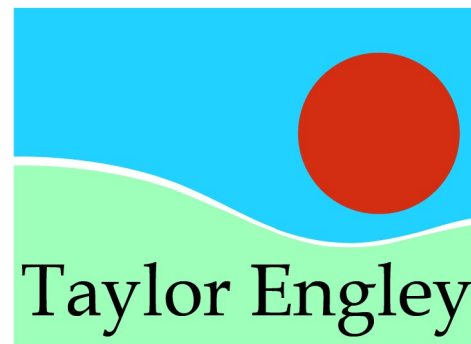
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000

Fax: (01323) 440750

hailsham@taylor-engley.co.uk

www.taylor-engley.co.uk



61 Marshfoot Lane, Hailsham, Hailsham, East Sussex, BN27 2RB

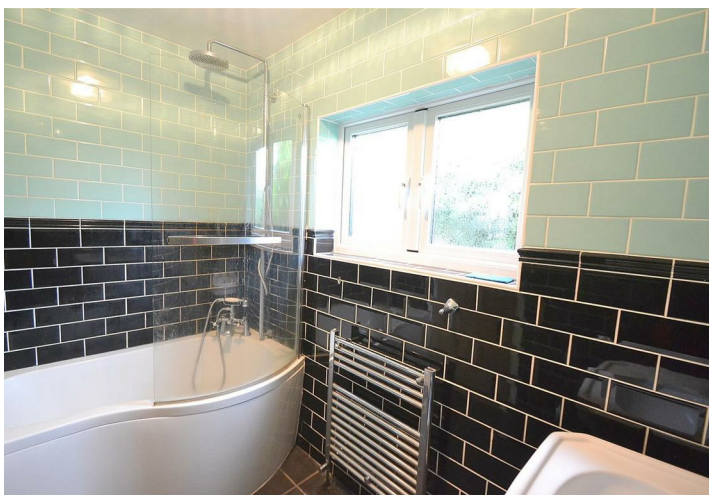
Price Range £350,000 Freehold

PRICE GUIDE £350,000 - £370,000 ** CHAIN FREE ** LARGE PLOT ** FANTASTIC OPPORTUNITY WITH SCOPE FOR EXTENDING INTO THE LOFT SPACE AND REAR (STPC) ** Two bedroom detached bungalow with ample off road parking, sitting room * kitchen * downstairs bathroom/wc * conservatory * separate garden building with power, double glazed and gas central heating. EPC = F



*** LARGE PLOT * DETACHED BUNGALOW * TWO BEDROOMS * SITTING ROOM * CONSERVATORY
* KITCHEN * BATHROOM/WC * GARDEN STUDIO * DOUBLE GLAZED * GAS CENTRAL HEATING *
AMPLE OFF ROAD PARKING * SCOPE TO EXTEND (STPC) ***

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.



Part glazed door leading into:

ENTRANCE PORCH

6'x2' (1.83mx0.61m)

Fitted wipe mat, part glazed Georgian glazed style door leading into:

ENTRANCE HALLWAY

Stripped wooden flooring, radiator.

BEDROOM ONE

10'11" x 11'4" (3.33m x 3.45m)

Radiator, double glazed windows to front, stripped wood flooring, stripped pine door.

BEDROOM TWO

9'4" x 11' (2.84m x 3.35m)

Radiator, double glazed windows opening to the front, stripped wood flooring, period cast fireplace with surround and tiled hearth.

SITTING ROOM

10'8" x 11' (3.25m x 3.35m)

Double glazed window to side, stripped wood flooring, cast period fireplace with tiled hearth. Open plan to conservatory.

CONSERVATORY

16'10" x 9'6" (5.13m x 2.90m)

Solid wood flooring, wall lights, radiator, part brick construction with windows surround with fitted blinds and sliding patio door, glass roof with fitted blinds.

KITCHEN

10'2"narrowing to 7'2" x 10' (3.10mnarrowing to 2.18m x 3.05m)

Stripped wood flooring, solid wall and base units incorporating cupboards and drawers, built in gas oven with four ring electric hob with extractor over, space for washing machine, built in cupboard housing wall mounted fuse box and shelving, Hatch to loft space housing newly installed gas boiler. Open plan to conservatory

BATHROOM

8'6" x 4'11" (2.59m x 1.50m)

Fully tiled walls and floor with ceramic dado rail, 'p' shaped bath with telephone style chrome mixer tap with rain shower over and curved glass door and attached towel rail, pedestal wash hand basin, high level flush WC, electric towel radiator, obscure double glazed window to side.

OUTSIDE TO FRONT

The property is approached by gravel driveway providing parkin for several vehicles, gated side accesses to the rear garden.

OUTSIDE TO REAR

Patio leading to large established garden, mainly laid to lawn with shrubs and trees.

OUTBUILDING

11'9" x 8'5" (3.58m x 2.57m)

Part brick construction, part obscure double glazed windows to side, UPVC double glazed windows to front with top openings, power, sockets, polycarbonate roof, solid flooring.

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.

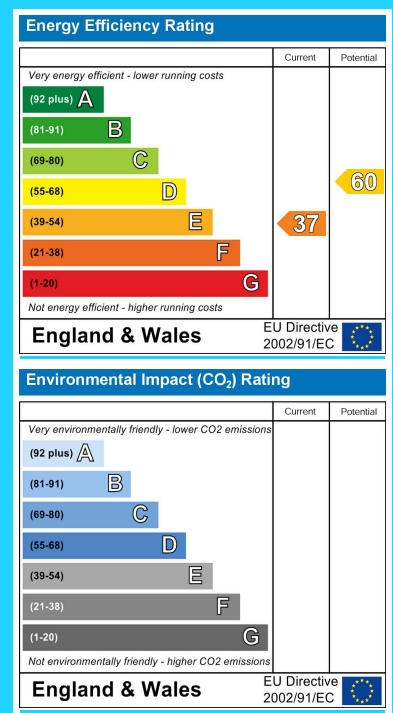
COUNCIL TAX BAND

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









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

