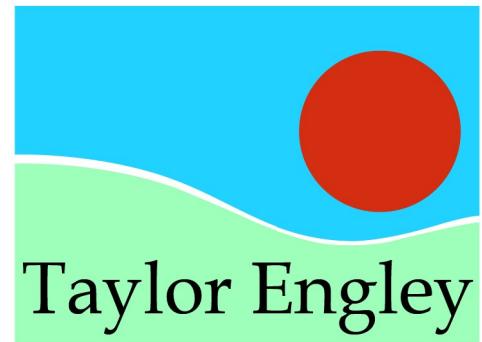


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1 Harmers Hay Road, Hailsham, East Sussex, BN27 1TN
Price £349,950 Freehold

**** CHAIN FREE **** Fabulous location being close to Hailsham Town Centre having direct access to local bus routes. Detached bungalow offering two double bedrooms, good size living room with fireplace, fitted modern kitchen, conservatory, wet room/wc, garage and off road parking. Other benefits are sunny wrap around gardens having a lovely south/westerly aspect, double glazed windows and doors throughout and gas central heating - EPC - D



*** CHAIN FREE * DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * SITTING ROOM * FITTED KITCHEN * WET ROOM/WC * CONSERVATORY * OFF ROAD PARKING * GARAGE * WRAP AROUND GARDENS * GAS CENTRAL HEATING * DOUBLE GLAZED WINDOWS AND DOORS * 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.



ACCOMMODATION COMPRISSES

UPVC obscure glazed entrance door leading into

HALLWAY

Built in cloaks cupboard with shelving, hatch to loft space, radiator.

KITCHEN

11'2 x 10'4 (3.40m x 3.15m)

Fitted with a range of cream gloss fronted wall and base units incorporating cupboards and drawers. Space for washing machine and fridge freezer, built in eye level double oven, four ring hob with extractor over, stainless steel sink unit and drainer with double glazed window to the front with distant views. Ample work top space, obscure double glazed door to side.

SITTING ROOM

20'5 x 11'11 (6.22m x 3.63m)

Dual aspect room with double glazed window to the front, glazed doors leads to the conservatory, television aerial socket, two radiators, brick built fireplace with brick hearth and grate, obscure glazed doors leads to the hallway.

CONSERVATORY

Built of part brick construction with tiled floor, double glazed windows surround with openings, French double glazed doors leads to the rear garden, glass roof, radiator, two double power sockets.

BEDROOM ONE

13'8 x 8'3 (4.17m x 2.51m)

Double glazed window to the rear, tiled floor, radiator.

BEDROOM TWO

10'5 x 10'10 (3.18m x 3.30m)

Double glazed window to side, radiator.

WET ROOM/WC

Tiled floor and walls, low level flush wc, vanity wash hand basin with chrome mixer tap and cupboard under, shower area with glass screen, chrome heated towel radiator, two obscure double glazed

windows to the side. cupboard housing the gas central heating boiler.

OUTSIDE TO FRONT

Area of lawn, fenced to side, off road parking leading to a single garage, pathway leads to the front door and gated side access to the rear.

OUTSIDE TO REAR

Patio area leading to lawn and is enclosed by fencing with shrub borders, outside tap and gated access to the front, there are gardens to both sides of the property.

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

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

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.

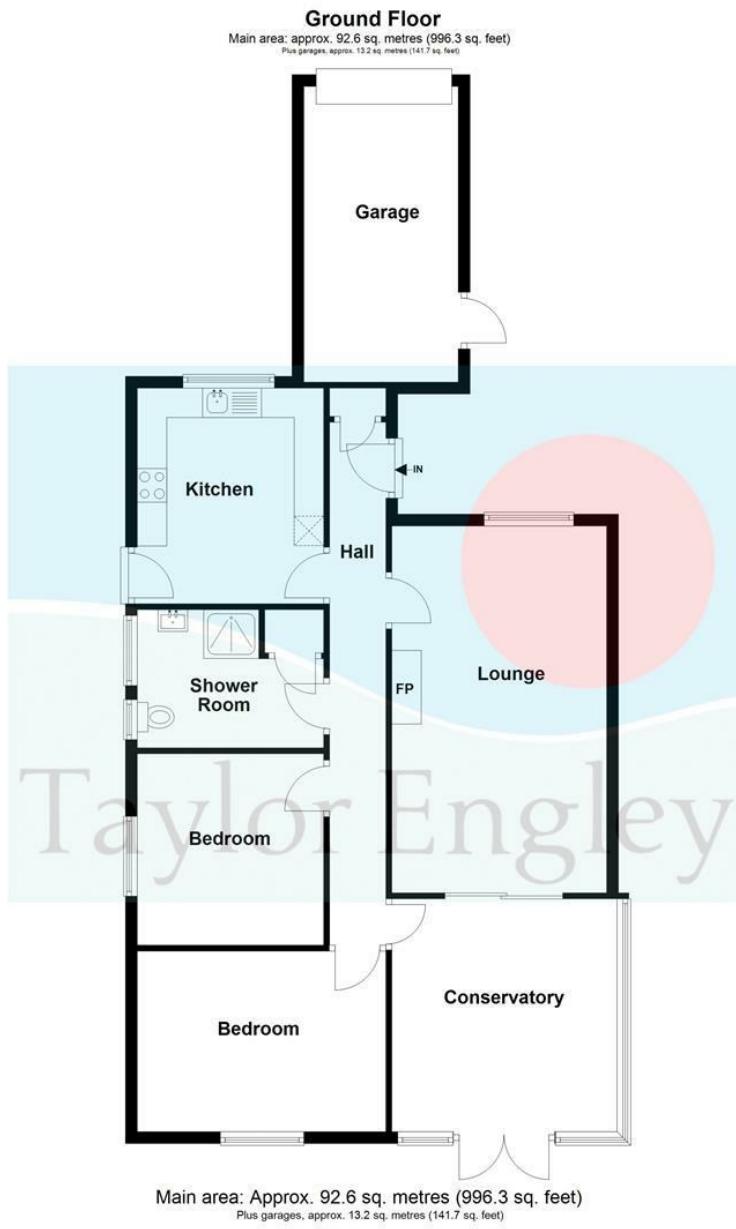
VIEWING INFORMATION

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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