

Valuers, Land & Estate Agents

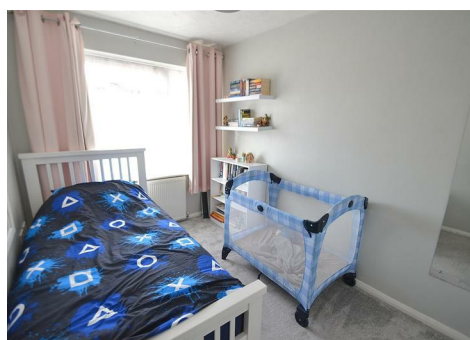
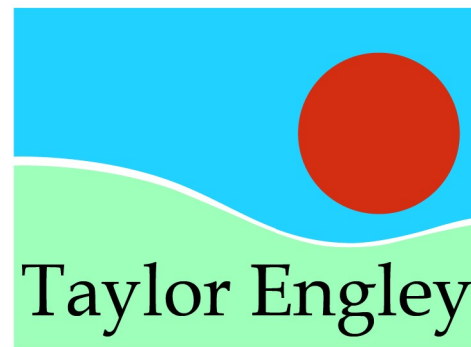
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13 Sackville Road, Hailsham, East Sussex, BN27 2DY

Offers In Excess Of £335,000 Freehold

DETACHED three bedroom house rarely available within walking distance to Hailsham Town Centre and close proximity to the Common Pond and popular Cuckoo Trail. The kitchen has recently been fitted and open plans to the dining area which is ideal for entertaining with door to the sun room which overlooks the landscaped garden, perfect for sun-downers! Other benefits include 18' sitting room family bathroom/wc, internal door to the garage and ample off road parking, gas central heating and double glazed. EPC-E



*** DETACHED HOUSE * GARAGE * AMPLE OFF ROAD PARKING * THREE BEDROOMS * SITTING ROOM * DINING AREA * NEWLY FITTED KITCHEN * BATHROOM/WC * DECKED TERRACE * REAR GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZED * CLOSE TO TOWN CENTRE AND COMMON POND * EPC - E**

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.



UPVC door leading to:

HALLWAY

15'11" x 2'10" (4.85m x 0.86m)

Radiator, stairs to first floor landing, under stairs cupboard with door leading to garage, large walk in cupboard with UPVC window to side, (previously use to be a downstairs cloakroom with still has the plumbing) door to kitchen and door to:

LOUNGE

18'4" x 11'1" (5.59m x 3.38m)

Double glazed window to front, radiator, television aerial socket, gas fire with wood mantle surround and inset marble style hearth, Georgian style double glazed doors opening into:

DINING AREA

8'1" x 10'7" (2.46m x 3.23m)

Open plan diner/kitchen, radiator, double glazed window overlooking the rear garden.

KITCHEN AREA

16'6" x 12'8" (5.03m x 3.86m)

Modern kitchen units which have recently fitted, comprising of wall and base units incorporating cupboards and drawers, spaces for dishwasher, washing machine, fridge freezer, built in double oven with four ring gas hob extractor over, integrated freezer, under lights, ample work top space, composite sink drainer unit with chrome mixer tap, double glazed window to conservatory, part glazed UPVC door to:

CONSERVATORY

9'5" x 12'5" (2.87m x 3.78m)

Part brick construction with polycarbonate roof and double glazed windows surround, Sky and TV point, UPVC door leads to rear garden.

BEDROOM ONE

9'8" x 14'4" (2.95m x 4.37m)

UPVC double glazed window to front, built in cupboard with shelving and hanging rail.

BEDROOM TWO

8'5" x 11'3" (2.57m x 3.43m)

UPVC double glazed window overlooking the rear garden, built in cupboard with hanging rails.

BEDROOM THREE

10'4" x 7'5" (3.15m x 2.26m)

Built in over stairs cupboards, further built in cupboard with hanging rail, UPVC window to front, radiator.

BATHROOM

7'4" x 5'5" (2.24m x 1.65m)

White suite comprises of panel bath, low level flush wash, vanity style hand basin with drawers under, obscure dole glazed window to the rear, fully tiled walls.

LANDING

Built in double cupboard fitted with shelving, hatch to loft space.

GARAGE

Power and light.

REAR GARDEN

Steps leading to area of decking, sitting area, steps down to area of lawn, decking to the rear, enclosed fencing.

OUTSIDE TO FRONT

Ample off road parking, leading to garage.

DRIVEWAY

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.

BROADBAND AND MOBILE PHONE CHECKER

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

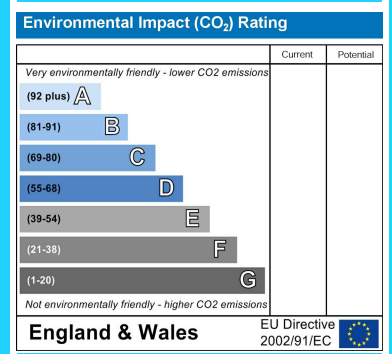
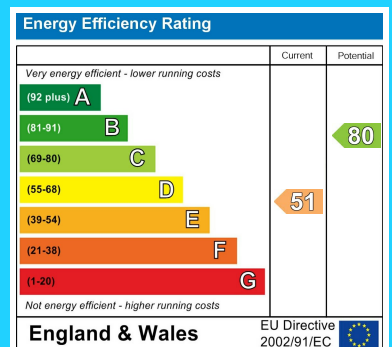
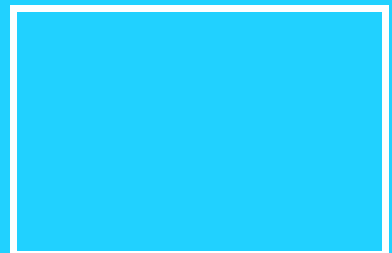
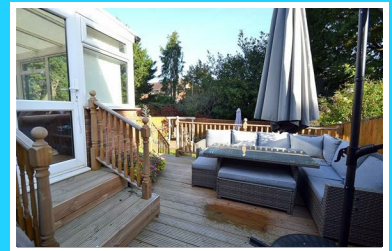
COUNCIL TAX BAND

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









We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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