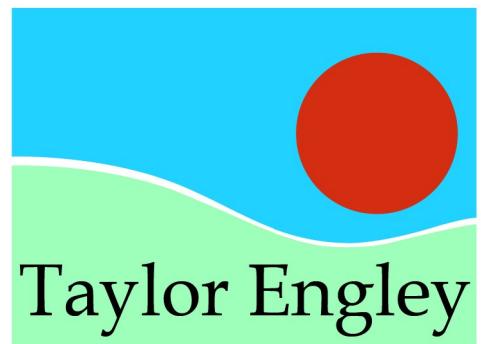


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**19 Battle Crescent, Hailsham, East Sussex, BN27 1EN**  
**Price £339,000 Freehold**

Extended and superbly presented creating a utility room, downstairs wc, and sun room with doors opening out to a cottage style garden. This three bedroom semi-detached house located in North Hailsham, within easy walking distance to Hailsham town centre offering extensive facilities. The property features living room with wood burning stove being open plan to the sun room with velux windows and French doors opening to the rear garden. Open plan dining room leads to modern kitchen with built in appliances, separate utility with glazed door to the rear garden and downstairs wc. Upstairs provides three bedrooms and bathroom wc. Outside, there is off road parking to the front, single garage and landscaped Westerly facing rear garden. EPC - C



\* EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE \* ENTRANCE PORCH \* SITTING ROOM WITH WOODBURNING STOVE \* SUN ROOM WITH VELUX AND DOORS TO GARDEN \* OPEN PLAN DINING ROOM/KITCHEN \* UTILITY \* DOWNSTAIRS WC \* FAMILY BATHROOM \* OFF ROAD PARKING TO THE FRONT \* SHARED ACCESS TO SINGLE GARAGE \* LANDSCAPED REAR GARDEN \* GAS CENTRAL HEATING \* DOUBLE GLAZED THROUGHOUT \* 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.



Part glazed UPVC door leading to:

### ENTRANCE PORCH

6'11" x 4'8" (2.11m x 1.42m)

Double glazed entrance door flanked by further two double glazed windows to side with top openings, wood effect laminate flooring, wall lights, electric panel radiator, window leading to hallway, step up into:

### ENTRANCE HALLWAY

Open plan to:

### DINING/KITCHEN AREA

11'01" x 12'04" to kitchen (3.38m x 3.76m to kitchen )

Radiator, stairs to first floor landing, under stairs storage cupboard which measures ( 5'4" x 2'8" ) which has obscure double glazed window to side and Baxi wall mounted boiler, light.

Dining area has wood effect laminate flooring, radiator, obscure double glazed window to front further double glazed window to side, inset ceiling spotlights, wall mounted dimmer switches.

### KITCHEN AREA

13'08" x 7'11" (4.17m x 2.41m)

Wall mounted thermostat control, dimmer switches, wood effect laminate flooring. Kitchen is fitted with a full range of wall and base units with integrated eye level double oven, pull out larder, under counter fridge, built in dishwasher, composite sink unit drainer with chrome mixer tap and separate hot water tap, four ring electric AEG hob with stainless steel splash bank and extractor fan with light over, curved base units, under unit lighting, built in bottle rack, inset ceiling spotlights, tiled walls, UPVC glazed door leading to:

### UTILITY AREA

7'10" x 5'03" (2.39m x 1.60m)

Spaces for washing machine and tumble dryer, stainless steel sink unit with chrome mixer tap, wall mounted cupboards, radiator, space for fridge freezer, tiled floor, skylight with blind, glazed UPVC door to rear garden, sliding pocket door to:

### CLOAK ROOM

4'11" x 2'8" (1.50m x 0.81m)

Low level flush WC, vanity wash hand basin with cupboard under and chrome mixer tap, tiled splash back, wall mounted mirror, wall light, radiator, storage shelf, extractor fan.

### SITTING ROOM

13'x13'01" (3.96mx3.99m)

Wood effect laminate flooring, television aerial socket, wood burning stove, open plan to the:

### SNUG/SUN ROOM

7'9" x 10'01" (2.36m x 3.07m)

Wood effect laminate flooring, French double glazed doors leading to rear garden with two glass panels to side with top openings, two Velux windows.



### FIRST FLOOR LANDING

Double glazed window to side, hatch to loft space.

### BEDROOM ONE

13'09" x 9'10" (4.19m x 3.00m)

Double aspect room with double glazed windows overlooking the front, with distant views, double glazed window overlooking the rear garden, built in wardrobes with hanging shelves, television aerial socket, radiator.

### BEDROOM TWO

9'9" to the wardrobes' x 8'11" (2.97m to the wardrobes x 2.72m)

Radiator, double glazed window overlooking the rear garden, fitted wardrobes with hanging rails and shelving.

### BEDROOM THREE

9'2" x 8' (2.79m x 2.44m)

Double aspect room with double glazed window overlooking the front and to side, radiator, wood effect laminate flooring.

### BATHROOM

7'10" x 6' (2.39m x 1.83m)

Fully tiled bathroom with corner bath with chrome mixer tap with hand held shower attachment and shower over, low level flush WC, pedestal wash hand basin with chrome mixer tap, chrome heated towel radiator, obscure double glazed window to side, cupboard housing hot water tank with shelving over.

### REAR GARDEN

The garden has recently been landscaped, paved leading to a raised well stocked garden with large garden shed to the rear, raised decking area, gated side access to shared driveway and garage.

### GARAGE

With up and over door

### TO FRONT

Off road parking, mature shrubs and ornamental tree.

### COUNCIL TAX BAND

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

### 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.

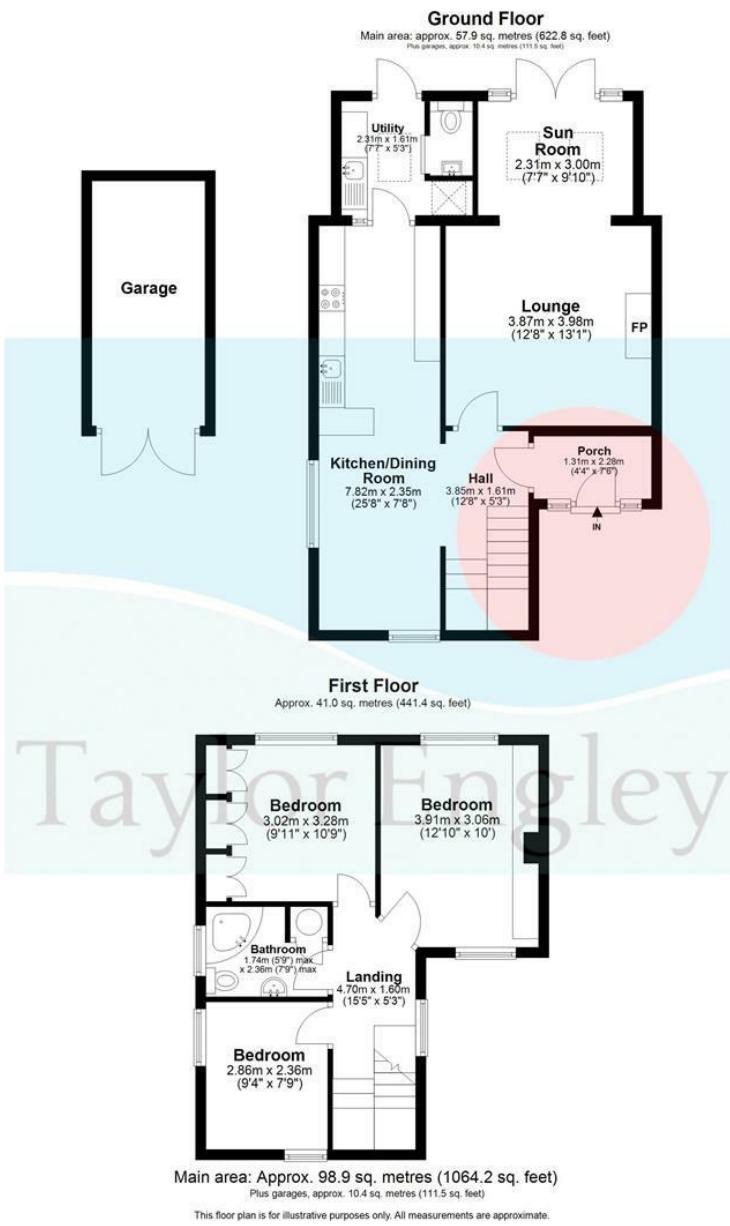
### VIEWING INFORMATION

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	82
(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**

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

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