

Valuers, Land & Estate Agents

11 High Street, Hailsham

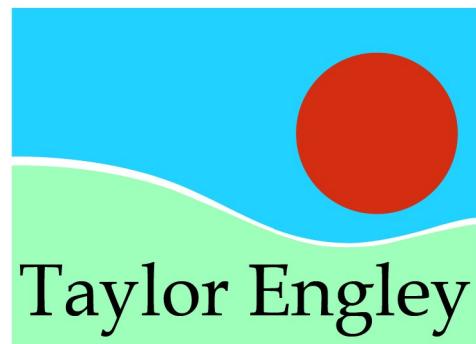
East Sussex BN27 1AL

Tel: (01323) 440000

Fax: (01323) 440750

hailsham@taylor-engley.co.uk

www.taylor-engley.co.uk



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

Offers In Excess Of £499,950 Freehold

**** CHAIN FREE ** GROUNDS OF JUST UNDER AN ACRE AND FAR REACHING COUNTRYSIDE VIEWS,** properties like this rarely come to the market and all within WALKING DISTANCE TO THE TOWN CENTRE, this really is a unique opportunity. The detached property enjoys an impressive modern fitted kitchen with integral appliances, three double bedrooms, off road parking, garage and a rear garden which extends to just under an acre. The garden offers beautifully maintained areas as well as peaceful areas left to nature, there is also a wildflower meadow with apple trees. Other benefits comprise attached garage, double glazed throughout and gas central heating. EPC = D



*** REAR GARDEN APPROXIMATELY 1 ACRE * DETACHED HOUSE * THREE BEDROOMS * SITTING ROOM * KITCHEN/DINING ROOM * CLOAKROOM * WALK IN SHOWER/BATHROOM * SEPARATE WC * GARAGE * OFF ROAD PARKING * DOUBLE GLAZED THROUGHOUT * GAS CENTRAL HEATING * EPC D**

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

Georgian style part glazed UPVC entrance door with Georgian style UPVC glass panel to side. Leads into

ENTRANCE PORCH

Wall light, Georgian obscure glazed door leading into

HALLWAY

Stairs to first floor landing having a picture window overlooking the garden and views beyond, radiator, picture rail, under stairs storage cupboard, wall mounted thermostat control.

CLOAKROOM

UPVC double glazed window to the rear garden, low level flush wc, corner wash hand basin with chrome mixer tap.

SITTING ROOM

Dual aspect room having Georgian style UPVC bay windows overlooking the front, radiator to bay, further radiator, picture rails, television aerial socket, brick fireplace with welsh slate hearth, UPVC double glazed French door leading to the rear garden.

KITCHEN/DINING ROOM

Georgian style UPVC double glazed window to the front, two picture windows to the rear garden. Dining area has radiator, wood effect laminate flooring, inset ceiling spotlights, built in larder style fridge and freezer. The kitchen area has a range of modern base units and drawers including pan drawers, built in slimline dishwasher, built in washing machine, eye level built in oven with microwave combination oven above, built in under counter waste bin, five ring gas hob with glazed tiled splash back with extractor hood over, solid wood worktops, built in wall display unit with glass shelving, doors and integrated lights, double ceramic butler style sink with chrome mixer tap, built in cookery book shelving, ample power sockets, wall mounted cupboard housing the electric fuse box, door leading to walk in larder having riser adjustable shelving, built in spice rack to the back of the door. Door to garage.

GARAGE

Wall mounted Worcester boiler (1 year old), up and over garage door, recently replaced roof, power and light, picture window and part double glazed UPVC door leading to the rear garden.

FIRST FLOOR LANDING

An attractive 'stop and stare' UPVC double glazed picture window overlooking the rear garden and countryside views. Part galleried style landing and hatch to loft space with which is fully insulated and has a light.

BEDROOM ONE

Two Georgian style double glazed UPVC windows to the front, picture rail, radiator, power sockets, period cast fireplace, telephone point.

BEDROOM THREE

UPVC double glazed picture window overlooking the rear garden and having countryside views, radiator, picture rails, power sockets, built in wood panelled wardrobe with shelving

BEDROOM TWO

Georgian style UPVC double glazed window overlooking the front, picture rails, power sockets, period cast iron fireplace.

WALK IN WETROOM/BATH

Walk in shower with glass screen to side with Mira shower over, panel bath with waterfall style monobloc chrome tap, vanity wash hand basin with waterfall style monobloc chrome tap with cupboard under, aqua board walls, double glazed UPVC picture window overlooking the rear garden and countryside views, heated chrome towel radiator, cupboard housing dipped hot water tank with further cupboard above with slatted shelving, lino flooring.

SEPARATE WC

Low level flush wc, double glazed UPVC picture window overlooking the rear garden with countryside views.

OUTSIDE TO FRONT

Off road parking leading to the garage, area of lawn with shrubs and pathway to the front door. Gated side access to the rear.

OUTSIDE TO REAR

French patio doors lead from the sitting room under a decorative brick arch porch area to the garden patio. Double glazed door leads from the garage to the kitchen patio with gated side access to the front. The garden also comprises mature trees and shrubs with perennial borders and rambling roses, a fernery with a mature tree fern and rockery. Other exotics include bottle brush, grevillea and mimosa. Traditional trees include a blue cedar and acers. A path through the lawn leads to small wildlife pond and on into the partially hidden vegetable garden. Here there are raised beds, a greenhouse and a shed. Behind these is a wild meadow with apple trees and blackberry bushes.

BROADBAND AND MOBILE PHONE CHECKER

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

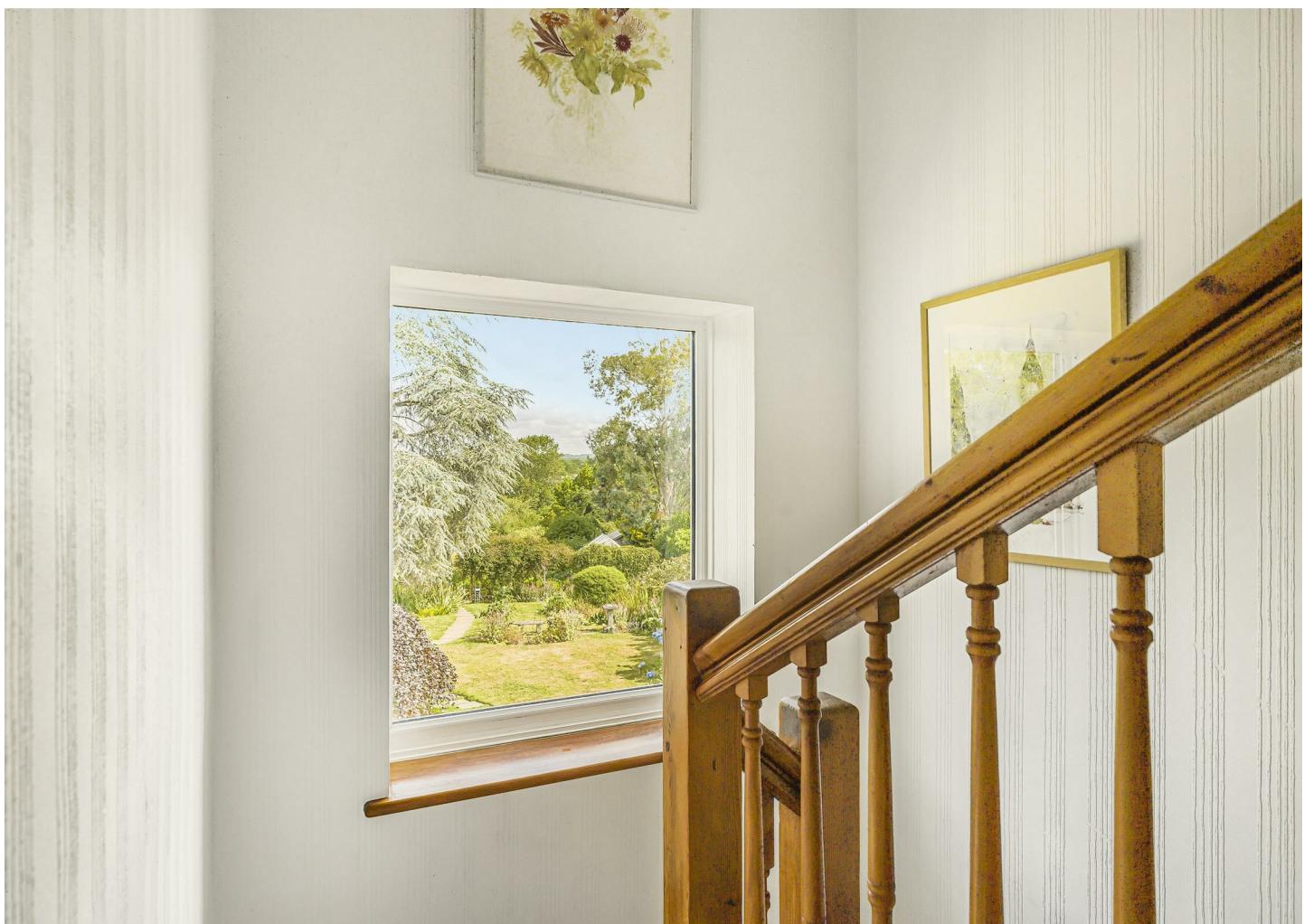
COUNCIL TAX BAND

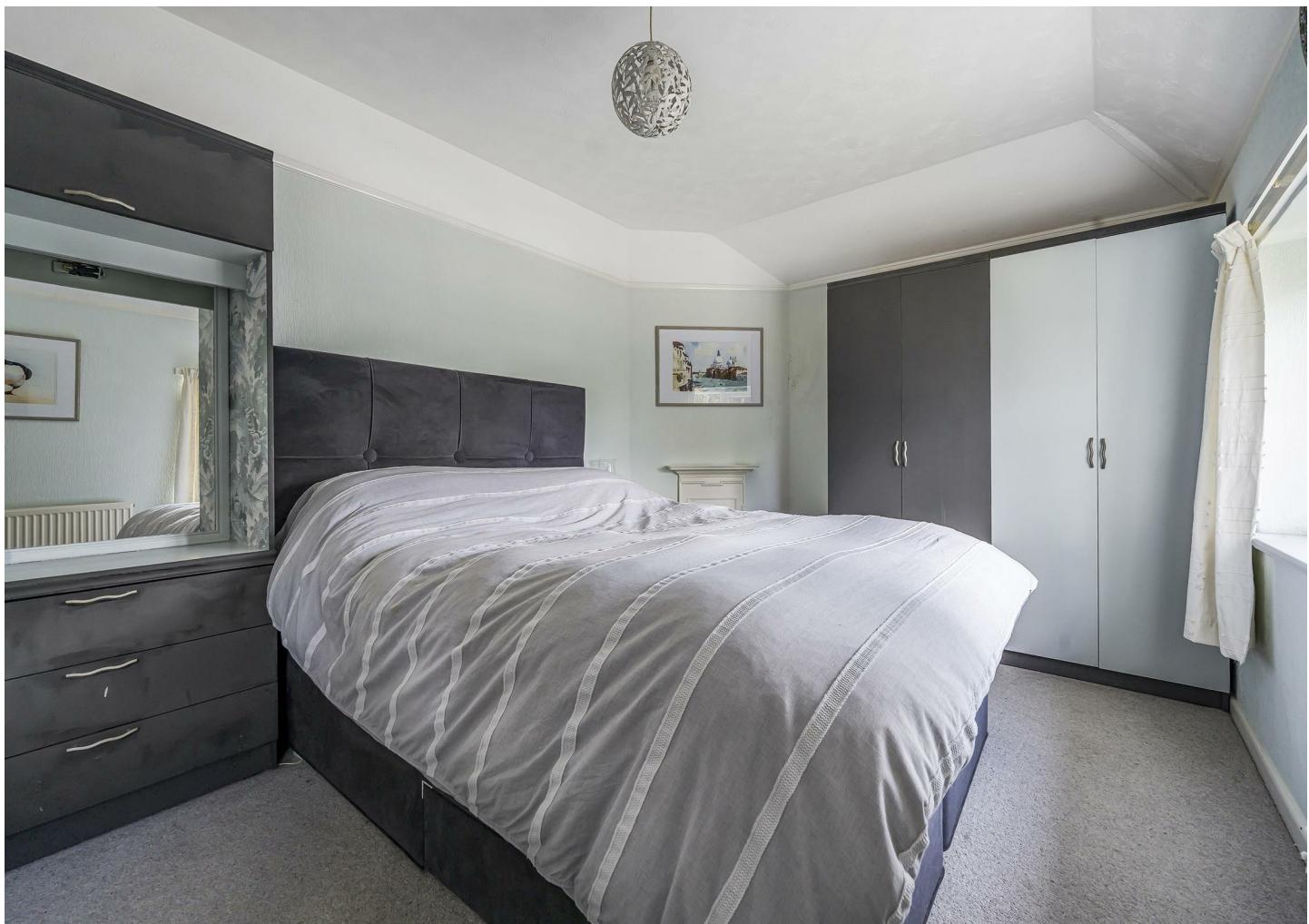
This property is currently rated by Wealden District Council at Band (D)

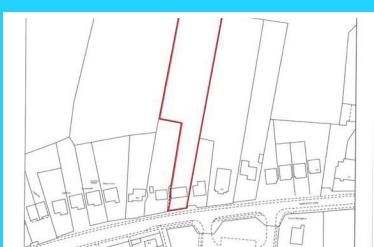
MEASUREMENT DISCLAIMER

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.





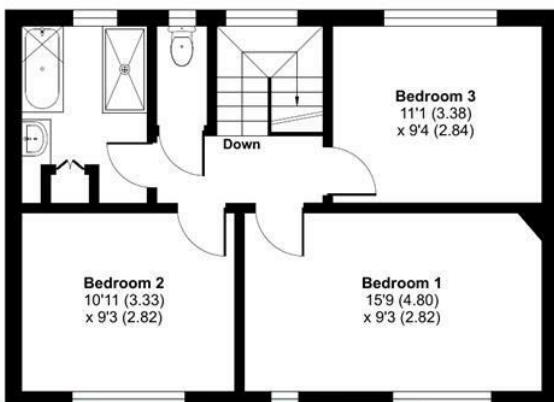




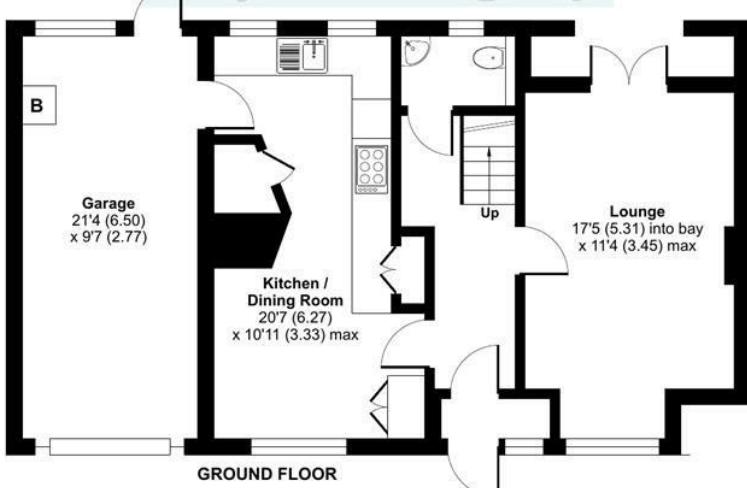
Marshfoot Lane, Hailsham, BN27

Approximate Area = 1214 sq ft / 112.7 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2023.

Produced for Taylor Engley Limited. REF: 1001811

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

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ (01323) 722222 Fax: (01323) 722226