

**Valuers, Land & Estate Agents**

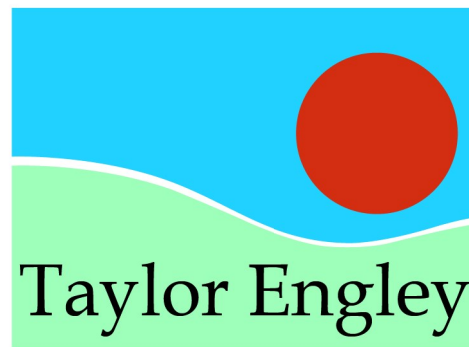
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**29 Moore Park, Hailsham, BN27 2NT**  
**Offers In The Region Of £230,000 Freehold**

**\* CHAIN FREE \* VIEWS TO THE FRONT \* Light and spacious two double bedroom end of terrace house. The property comprises of sitting room with distant views to the countryside leading to a generous kitchen/dining room with door to the rear garden. To the upstairs offers two good size double bedrooms, the master having distant countryside views, separate WC and bathroom. The outside offers garden to front and large rear garden and decked patio area. Other benefits include combination gas central heating and double glazing throughout. EPC - D**





**\* CHAIN FREE \* SITTING ROOM \* KITCHEN/BREAKFAST ROOM \* TWO DOUBLE BEDROOMS \* SEPARATE WC \* BATHROOM \* GARDEN TO FRONT \* GOOD SIZE REAR GARDEN \* GAS CENTRAL HEATING \* DOUBLE GLAZED \* 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.



UPVC front door with obscure half moon style window.

### **ENTRANCE HALLWAY**

Radiator, stairs to first floor landing, wood effect laminate flooring leading in to:

### **SITTING ROOM**

14'7 x 10'11 (4.45m x 3.33m)

Double glazed window to front with views to distance countryside, television aerial socket, electric fireplace with fireplace surround, coving, door leading into:

### **KITCHEN**

14'7 x 14'4 (4.45m x 4.37m)

Wood effect laminate flooring, radiator, spaces for fridge freezer, cooker, washing machine and other appliances, ample work top space, wall and base units incorporating cupboards and drawers, one and a half bowl stainless steel sink unit, mosaic style splash back, extractor hood, further area with work top space with cupboards over, windows overlooking rear garden, under stairs storage cupboard, part glazed UPVC door leading to rear garden, dimmer switch.

### **FIRST FLOOR LANDING**

Hatch to loft space, cupboard housing emersion hot water tank (back up to the combi boiler for water) and shelving over.

### **BEDROOM ONE**

14'7 x 10'11 (4.45m x 3.33m)

Double glazed window to front with distant countryside view, letter box style window to side, built in cupboard with hanging rail and shelving and houses the Baxi gas combination boiler.

### **BEDROOM TWO**

11'7 x 9'3 (3.53m x 2.82m)

Radiator, double glazed window overlooking the rear garden

### **SEPARATE WC**

Low level flush wc and obscure double glazed window to the rear.

### **BATHROOM**

Panel bath, fully tiled bathing area, hand held shower attachment, pedestal wash hand basin, obscure double glazed window to rear, radiator.

### **REAR GARDEN**

Decked patio area with storage seats, laid to lawn with pathway leading to rear gate, pathway leads to the side where there is a large locked built in store and pathway to side gate to the front.

### **GARDEN TO FRONT**

Garden, pathway leading to front door, gated side access.

### **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](http://www.checker.ofcom.org.uk)

### **COUNCIL TAX BAND**

This property is currently rated by Wealden District Council at Band ( B ) - £1876.96

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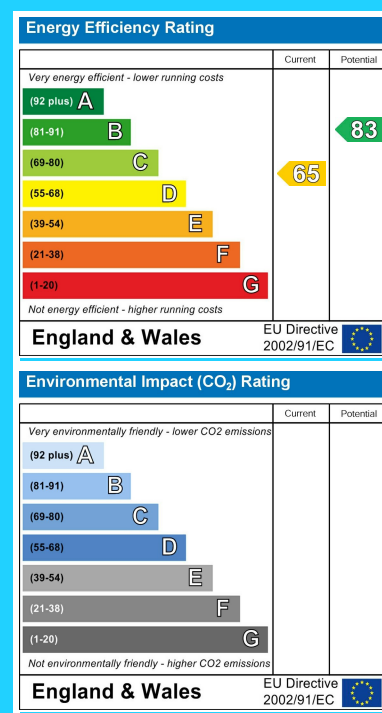












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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

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