

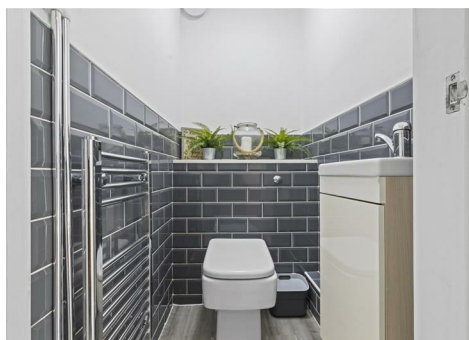
**Valuers, Land & Estate Agents**  
6 Cornfield Road  
Eastbourne  
East Sussex BN21 4PJ

**Tel: (01323) 722222**  
**Fax: (01323) 722226**

**eastbourne@taylor-engley.co.uk**  
**www.taylor-engley.co.uk**

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**Taylor Engley**



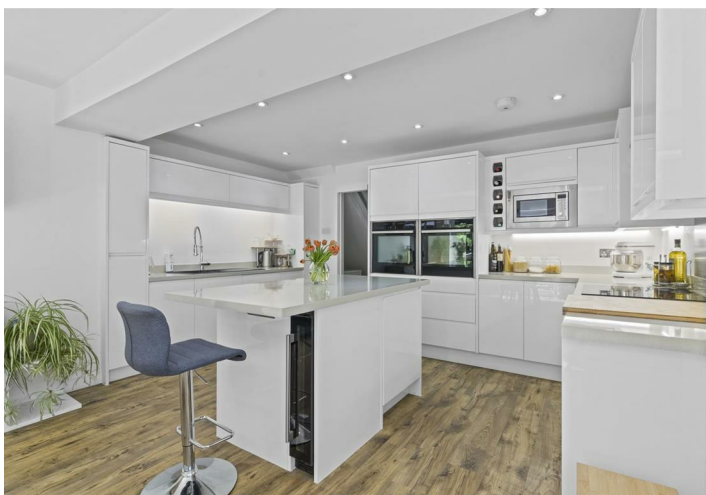
**80 Merlin Court Observatory View, Hailsham, East Sussex, BN27 2PS**  
**Guide Price £310,000 Freehold**

**SIMPLY STUNNING! FOUR BEDROOMS WITH MASTER EN-SUITE** This IMPRESSIVE property has been thoughtfully extended, providing ample living space. The immaculate interior showcases a fabulous kitchen, perfect for those who enjoy cooking and entertaining leading to an open-plan layout allowing for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere. One of the standout features of this property is the large, corner plot private garden, which offers a wonderful outdoor space for relaxation and recreation. The garden is complemented by an undercover BBQ area, making it perfect for summer gatherings with family and friends. Additionally, the lovely sun deck provides an ideal spot to soak up the sun and enjoy the tranquil surroundings. This home is not only beautifully presented but also offers a fantastic opportunity for comfortable living do not miss the chance to make this exceptional house your new home. EPC C



**\* LARGE CORNER PLOT GARDEN \* FOUR BEDROOMS \* END OF TERRACE HOUSE \* EN-SUITE TO MASTER BEDROOM \* SITTING ROOM \* OPEN PLAN KITCHEN/DINING FAMILY ROOM \* DOWNSTAIRS CLOAKROOM \* UTILITY \* FAMILY BATHROOM \* RAISED SUN DECK \* UNDER COVER BBQ AREA \* DOUBLE GLAZED THROUGHOUT \* GAS CENTRAL HEATING \* 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 COMPRISES

Part glazed decorative UPVC door with obscure glazed UPVC panel window to side leading into

## ENTRANCE HALLWAY

Radiator, stairs to first floor landing, wood effect laminate flooring, storage cupboard with shelving, wall mounted thermostat control, glass with wood framed bi-folding doors leading into

## OPEN PLAN KITCHEN/DINING AREA/FAMILY ROOM

KITCHEN AREA MEASURES 14'9 X 10'2

Kitchen is fitted with white gloss fronted wall and base units incorporating cupboards and drawers, four ring induction Neff hob having stainless steel splash back with extractor over with pan drawers below, two eye level Neff ovens with cupboard under, built in combination microwave oven, built in wine rack and one and half bowl composite sink drainer and unit with chrome mixer tap with pull out rinser, ample work top space with matching upstand, central island with undercounter fridge, pull out spice rack, bin cupboard and corner cupboard, breakfast bar overhang with wine cooler under, inset ceiling spot lights, under unit lighting,

## DINING AREA

UPVC sliding doors leading to the rear decking area. Wall mounted vertical radiator, inset ceiling spotlights, wood effect laminate flooring.

## FAMILY AREA

21'10 x 8'10 (6.65m x 2.69m)

Television aerial socket, UPVC French doors leading to the rear garden, inset ceiling spotlights, UPVC double glazed window overlooking the rear garden. Door to

## INNER LOBBY LEADING TO

CLOAK ROOM AND UTILITY AREA

## CLOAKROOM

4'10 x 3'3 (1.47m x 0.99m)

Vanity wash hand basin with chrome mixer tap and cupboard under, close coupled WC, metro tiled walls, shelving, extractor fan, heated chrome towel radiator.

## UTILITY ROOM

8'7 x 5'7 (2.62m x 1.70m)

Wall mounted Worcester gas boiler, wall mounted cupboard and shelving spaces for fridge/freezer, washing machine and tumble dryer.

## FIRST FLOOR LANDING

Good size landing with hatch to loft space, inset ceiling spot lights. built in cupboard housing hot water tank with shelving over, further cupboard with hanging rail and shelving. radiator.

## FAMILY BATHROOM

7'2 x 5'6 (2.18m x 1.68m)

Tiled floor with matching part tiled walls, close coupled wc, vanity

wash hand basin with chrome mixer tap and cupboard under, panel bath with hand held shower over with glass bi-folding door, obscure double glazed window to the rear, chrome heated towel radiator.

## MASTER BEDROOM

13'2 x 9'4 (4.01m x 2.84m)

Wood effect laminate flooring, UPVC double glazed window to the rear garden, inset ceiling spot lights with dimmer switch, radiator, sliding pocket door leading to

## EN-SUITE

9'5 x 2'7 (2.87m x 0.79m)

Low level flush wc, vanity wash hand basin with cupboard under, fully enclosed shower cubicle with metro tiled walls with shower over with glass bi-folding doors, inset ceiling spot lights, chrome heated towel radiator, obscure UPVC double glazed window to side, shelving and built in cupboard with drawers under.

## BEDROOM TWO

11'10 x 11'2 (3.61m x 3.40m)

UPVC double glazed window overlooking the front radiator, wood effect laminate flooring, built in wardrobes.

## BEDROOM THREE

9'7 x 9'2 (2.92m x 2.79m)

Double glazed window to side, radiator, wood effect laminate flooring.

## BEDROOM FOUR

11'6 narrowing to 8'4 x 7'9 (3.51m narrowing to 2.54m x 2.36m)

Double glazed window to the front, radiator, wood effect laminate flooring.

## OUTSIDE TO FRONT

Pretty front garden with raised beds and pathway leading to the front door, access to the rear garden.

## OUTSIDE TO REAR

Raised decking leads from the dining area with balustrades, outside wall lights, the decking wraps around to the side with steps down to the garden having Indian stone pathway leading to covered BBQ area with outside tap, double power socket, pathway leading to the summer house with electric power and light, the lawn wraps around to the rear of the garden with sheds and a gate leading to a little woodland area having access to Little Marshfoot Lane. The main garden is enclosed by close board panel fencing with raised borders and a side gate leading to pedestrian access for the refuse bins.

## COUNCIL TAX BAND:

Council Tax Band - B

## 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)

## VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELY.





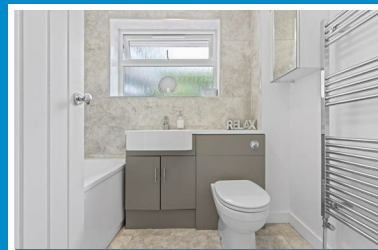
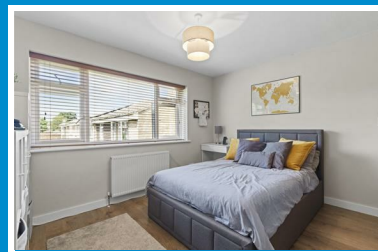




FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
TOTAL: 126 m<sup>2</sup>/1,359 sq ft  
FLOOR 1: 65 m<sup>2</sup>/703 sq ft, FLOOR 2: 61 m<sup>2</sup>/656 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



#### 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 |         |           |
|                                             | 70      | 76        |

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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**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**