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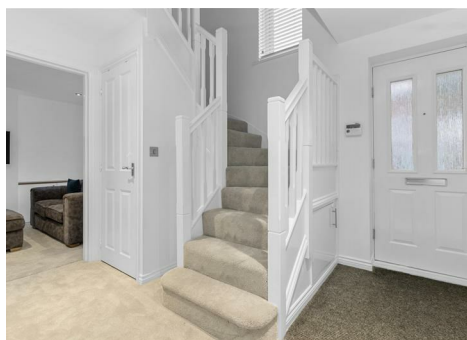
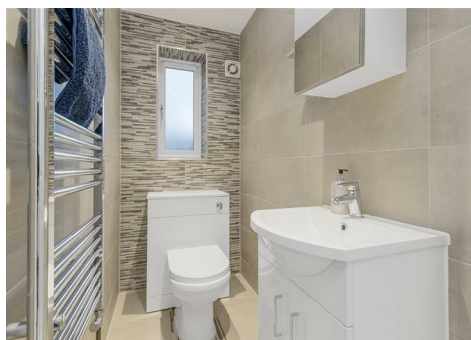
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est. 1978



Taylor Engley



26 Berkley Avenue, Hailsham, East Sussex, BN27 3GL

£1,600 PCM

***** AVAILABLE TO RENT ***** This delightful semi-detached house is beautifully presented and offers a perfect blend of modern living and comfort, with light and airy living accommodation. The property has an impressive kitchen with integral appliances, replacement flooring, LED spotlights throughout, replacement bathroom, en-suite and cloakroom to name but a few. With two parking spaces and a spacious double garage with a staircase up to the first floor, office space, and a hobbies room. EPC =

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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.

MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES * LED SPOTLIGHTS THROUGHOUT * COLOUR MATCHED SOCKETS * CONVECTOR RADIATORS THROUGHOUT * MODERN FITTED BATHROOM, EN-SUITE AND CLOAKROOM * EXTERIOR LIGHTING * DOUBLE GARAGE WITH STAIRS UP TO FIRST FLOOR STORAGE SPACE * TV SOCKET ARRANGEMENTS FITTED IN ALL BEDROOMS KITCHEN AND LIVING ROOM * PLUMBING UPDATED TO SUIT MAINS PRESSURE (HOT AND COLD) WHICH IS THERMOSTATICALLY CONTROLLED *



PART GLAZED FRONT DOOR TO:

ENTRANCE HALL

Two understairs storage cupboards, built-in shoe store, radiator.

The accommodation

Comprises:

KITCHEN/DINER

18'1" x 11'11" max (5.51m x 3.63m max)

Modern fitted kitchen with a good selection of built-in cupboards and drawers, integral fridge freezer, dishwasher and Hoover washing machine, inset one and a half bowl sink unit with mixer tap, cupboard housing Ideal Logic boiler (newly installed in January 2025), built-in oven and five ring gas hob with extractor hood over, breakfast bar, worksurfaces, wood effect tiled flooring, radiator, double aspect room with double glazed windows with outlook to front and rear.

SITTING ROOM

16'11" x 9'5" max (5.16m x 2.87m max)

Double aspect room with double glazed bay window to front and French doors opening in to the rear garden, two radiators, built-in storage cupboards.

CLOAKROOM

Modern white suite comprising WC, vanity washbasin with cupboards below, heated towel rail, tiled floor and walls, extractor fan, double glazed window to rear.

From the entrance hall, the feature open balustrade staircase rises to the first floor landing with a double glazed window with outlook to front. Radiator, large walk-in wardrobe with hanging rail, cupboard, drawers and shelf space, hatch to loft space.

BEDROOM ONE

10'1" x 9'7" to wardrobe fronts (3.07m x 2.92m to wardrobe fronts)

Double glazed window with outlook to front, radiator, built-in mirror fronted wardrobe cupboards with hanging and shelf space, sliding mirror fronted door to:

EN-SUITE SHOWER ROOM

Modern suite comprising WC, washbasin, shower cubicle, double glazed window to rear, heated towel rail, tiled walls and floor, extractor fan.

BEDROOM TWO

15'6" x 11' max (4.72m x 3.35m max)

Double glazed window with outlook to front, radiator.

BEDROOM THREE

11'9" x 6'10" max (3.58m x 2.08m max)

Radiator, double glazed window with outlook to rear.

BATHROOM

Modern suite comprising WC, vanity washbasin with cupboards below, large double ended bath with shower over and fitted shower screen, tiled walls and floor, heated towel rail, extractor fan and double glazed window to rear.

REAR GARDEN

Patio and lawned areas, fitted timber pergola, water butt, Silver Birch tree and shrubs, outside tap, fenced surround.

PARKING

Driveway parking for two vehicles to the front of the garage.

DOUBLE GARAGE

18' x 17'10" (5.49m x 5.44m)

Double doors to front and door to rear garden, power and light, staircase to boarded first floor storage area (this could be converted to offer additional accommodation subject to any required planning consents).

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

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

FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

REFERENCING AND HOLDING PAYMENTS

* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount. The total deposit due on the property is the equivalent to five weeks rent.

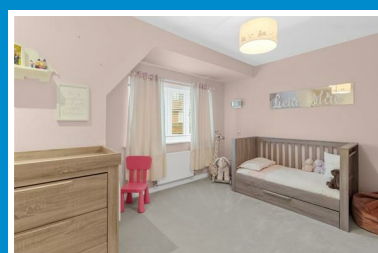
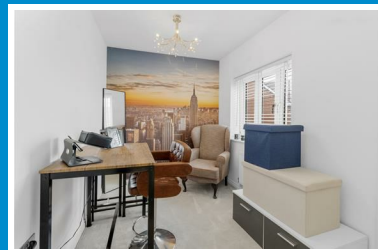
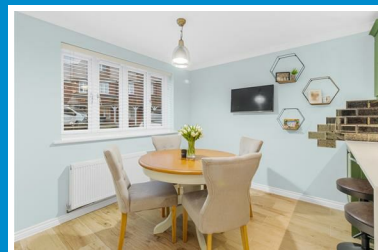
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email lettings@taylor-engleley.co.uk.





GROSS INTERNAL AREA
 TOTAL: 93 m²/1,004 sq.ft
 FLOOR 1: 47 m²/509 sq.ft, FLOOR 2: 46 m²/495 sq.ft
 EXCLUDED AREAS: GARAGE: 27 m²/291 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	80	
(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: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750