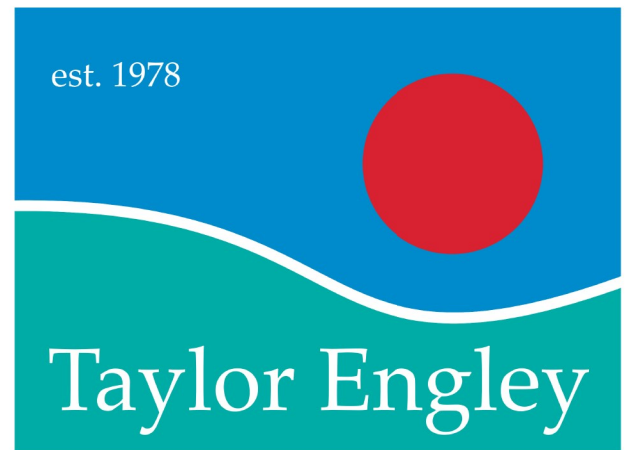


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**23 WOODACRES WAY,
HAILSHAM, BN27 3YP**



*** THREE BEDROOM LINK DETACHED HOUSE * AMPLE OFF ROAD PARKING *
18' SITTING/DINING ROOM * FITTED KITCHEN * CLOAKROOM * EN-SUITE TO
MASTER BEDROOM * FAMILY BATHROOM * REAR GARDEN * DOUBLE
GLAZED WINDOWS AND DOORS * GAS CENTRAL HEATING * EPC B**

Price £339,000 Freehold

Delightful three bedroom with master en-suite link-detached house offers a perfect blend of comfort and convenience. this property is ideal for families or those seeking extra space. The house features a spacious open-plan sitting and dining room, creating a warm and inviting atmosphere for both relaxation and entertaining. For those with vehicles, the property provides off-road parking for two vehicles however can potentially fit 4, a valuable feature in this desirable location. Furthermore, there is a local shop and bus being a 3 minute walk and the bus stop is only 5 minutes to Polegate train station making this property a favourable commute corridor makes it an excellent choice for professionals seeking easy access to nearby towns and cities - EPC B

ACCOMMODATION COMPRISES

UPVC entrance door leading into

ENTRANCE HALLWAY

Radiator, stairs to first floor landing, cupboard with power (currently tumble drier in situ) wall mounted thermostat control.

CLOAKROOM

6'1 x 3'1 (1.85m x 0.94m)
Obscure double glazed window to front, close coupled wc, wash hand basin, tiled floor, radiator.

KITCHEN

8'11 x 9'4 (2.72m x 2.84m)
Full range of wall and base units incorporating cupboards and drawers with under cupboard lighting to the wall units, built in dishwasher, space for washing machine, built in fridge freezer, double oven with four ring gas hob with extractor over, ample work top surface, inset ceiling spot lights, extractor fan, double glazed window to front, one and half bowl sink drainer unit with chrome mixer tap, tiled floor.

SITTING/DINING ROOM

16'6 x 18'3 to the dining area (5.03m x 5.56m to the dining area)
Radiator, built in understairs storage cupboard, double glazed French doors leading to the rear garden, double glazed window to the rear garden.

FIRST FLOOR LANDING

Hatch to loft space (no ladder and not boarded) radiator, two built in cupboards with shelving. Radiator and power sockets.

BEDROOM ONE

11'2 x 11'11 (3.40m x 3.63m)
Double glazed window to the rear garden, radiator, door to

ENSUITE SHOWER ROOM/WC

4'11 x 7'5 (1.50m x 2.26m)
Close coupled wc, wash hand basin with chrome mixer tap, obscure double glazed window to the rear, fully tiled enclosed shower cubicle with shower over and bi-folding doors, heated chrome towel radiator.

BEDROOM TWO

17'5 x 9'5 (5.31m x 2.87m)
Double glazed window to front, radiator.

BEDROOM THREE

9'1 x 6'9 (2.77m x 2.06m)
Radiator, double glazed window to front.

BATHROOM

5'11 x 6'8 (1.80m x 2.03m)
Panel bath with chrome mixer tap and hand held shower attachment, part tiled, close coupled wc, wash hand basin with chrome mixer tap, inset ceiling spot lights, extractor fan, wall mounted shaver socket, heated chrome towel radiator, tiled floor.

REAR GARDEN

Private rear garden enclosed by panel fencing and wall, laid to lawn and patio area, outside tap and light, gated side access.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

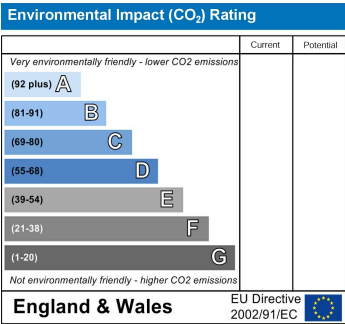
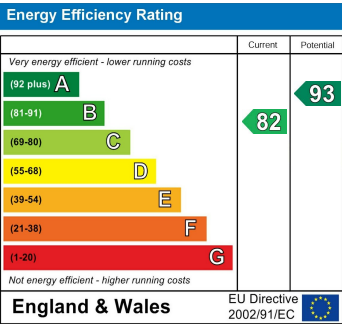
Council Tax Band - D

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLELEY.

N.B

We have been advised that the next estate charge £97.00 paid in January 2025, the previous was £88.000 July 2024 and £94.00 February 2024



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.