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**Taylor Engley**



**6 Beuzeville Avenue, Hailsham, East Sussex, BN27 3PB**

**Price £315,000 Freehold**

**\* DETACHED HOUSE - 3/4 BEDROOMS AND OR OFFICE DOWNSTAIRS \* POPULAR LOCATION \* Beuzeville Avenue is located within a favourable cul-de-sac within walking distance to schools and Hailsham Town Centre having extensive facilities. The property does require some modernising and this does reflect on the asking price, however the property offers good size accommodation and comprises of downstairs cloak room, good size sitting room, kitchen/dining room and further reception. To the upstairs comprises of three bedrooms and modern shower room/wc. To the outside provides off road parking and gated side access to a good size, south/easterly rear garden and patio. EPC=D.**





**\* DETACHED THREE/FOUR BEDROOM HOUSE \* CLOAKROOM \* SITTING ROOM \* KITCHEN/DINING ROOM \* RECEPTION TWO/OFFICE/BEDROOM FOUR \* SHOWER ROOM/WC \* GAS CENTRAL HEATING \* DOUBLE GLAZED \* SOUTH EASTERLY FACING REAR GARDEN \* DRIVEWAY PARKING \* POPULAR LOCATION \* 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 COMPRISES

Obscure part glazed door leading into entrance hallway.

### ENTRANCE HALLWAY

Fitted wipe mat, radiator, stairs to first floor landing, wall mounted thermostat control.

### CLOAKROOM

4'11 x 2'2 (1.50m x 0.66m)

Low level flush wc, wash hand basin with tiled splash back, radiator, wall mounted fuse box, obscure double glazed window to front.

### SITTING ROOM

14'11 x 12'6 (4.55m x 3.81m)

Double glazed box window to front, radiator, television aerial socket, dado rail, coving, door to understairs storage cupboard. Georgian style glazed doors to kitchen.

### KITCHEN

15'10 x 9'8 (4.83m x 2.95m)

The kitchen has wall and base units incorporating cupboards and drawers, built in Stoves oven with four ring Zanussi induction hob and extractor over, spaces for fridge freezer, washing machine and and dish washer, composite sink unit and drainer with chrome mixer tap, wall mounted Baxi gas boiler, double glazed window overlooking the rear garden. The dining area is carpeted, radiator, double glazed door to the rear garden with double glazed windows to side, door to reception two/bedroom four.

### RECEPTION TWO/BEDROOM FOUR/OFFICE

15'9 x 7'3 (4.80m x 2.21m)

(formally the garage) double glazed window to front and rear, inset ceiling spot light, hatch to loft area, radiator.

### FIRST FLOOR LANDING

Double glazed window to side, hatch to loft space with pull down ladder, cupboard housing dipped hot water tank and shelving.

### BEDROOM ONE

13'4 x 9'9 (4.06m x 2.97m)

Radiator, double glazed window overlooking the rear garden, telephone socket.

### BEDROOM TWO

11'3 x 9'3 (3.43m x 2.82m)

Radiator, double glazed window to the front.

### BEDROOM THREE

6'2 x 10'7 reducing to 7'10 (1.88m x 3.23m reducing to 2.39m)

Radiator, double glazed window to the front, over stairs bulk head cupboard with hanging rail and shelving.

### SHOWER ROOM/WC

6'7 x 6'3 (2.01m x 1.91m)

Pedestal wash hand basin with chrome mixer tap, low level flush wc, fully tiled walk in shower cubicle with Mira shower over, extractor fan, radiator, part tiled, obscure double glazed window to the rear, radiator.

### OUTSIDE REAR

Large patio leading to area of lawn with shed, outside tap and access to the front.

### OUTSIDE TO FRONT

Driveway parking, pathway with steps to the front door, gated side access to the rear garden.



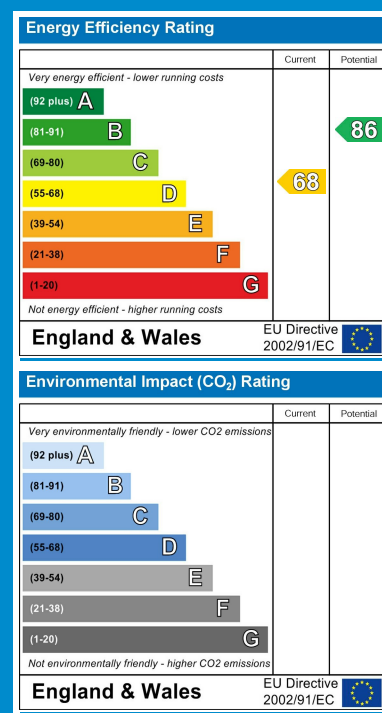












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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