

**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**

est. 1978

**Taylor Engley**



**15 Sussex Close, Hailsham, East Sussex, BN27 3EB**

**Price £239,950 Freehold**

Located within a cul-de-sac with THREE well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting sitting/dining room serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings. One of the features of this property is the private, sunny rear garden and parking to the front is made easy with off-road spaces available for two vehicles, a valuable asset in this bustling area. Additionally, the property is conveniently located close to Hailsham Town Centre, offering a variety of shops, cafes, and amenities just a short stroll away. N.B this property is part steel frame construction, please contact your lender for further information. EPC C





**\* THREE BEDROOM TERRACE HOUSE \* KITCHEN \* SITTING/DIING ROOM \* CONSERVATORY \*  
BATHROOM \* OFF ROAD PARKING \* DOUBLE GLAZED THROUGHOUT \* PRIVATE REAR GARDEN \*  
GAS CENTRAL HEATING \* CLOSE TO TOWN CENTRE \* STEEL FRAMED BUILT \* EPC C**

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 UPVC door leading into

### ENTRANCE HALLWAY

Light grey wood effect laminate flooring, radiator, double built in cupboard with louvre doors understairs storage cupboard which houses the fuse boxes and light, inset ceiling spotlights, stairs to first floor landing. Glazed doors leading kitchen and sitting room.

### KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

Full range of wall and base units incorporating cupboards and drawers, gas hob with with extractor over and Hotpoint double oven under, New wall mounted Worcester gas boiler (with 7 year guarantee), stainless steel sink unit and drainer, spaces for washing machine, fridge and freezer, tiled splashbacks, radiator, dimmer switch, double glazed window to front.

### SITTING ROOM

21'4 x 16'7 (6.50m x 5.05m)

Light grey wood effect laminate flooring, radiator, inset ceiling spotlights, television aerial socket, open plan to

### CONSERVATORY

Radiator, polycarbonate roof, double glazed windows and double glazed door leading to the rear garden.

### FIRST FLOOR LANDING

Hatch to loft space, inset ceiling spot lights.

### BEDROOM ONE

11'8 x 9'9 (3.56m x 2.97m)

Radiator, double glazed window overlooking the rear garden, double recess with hanging rail and shelving, dimmer switch, inset ceiling spot lights, recently laid carpet.

### BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)

Double glazed window to front, radiator, recently laid carpet.

### BEDROOM THREE

7'9 x 7'3 (2.36m x 2.21m)

Light grey wood effect laminate flooring, radiator, double glazed window to the rear, dimmer switch, inset ceiling spot lights.

### BATHROOM

Panel bath with Triton shower over, low level flush wc, wash hand basin with chrome mixer tap, chrome electric towel radiator, fully tiled, obscure double glazed window to front , inset ceiling spot lights.

### REAR GARDEN

Enclosed by wood panel fencing, low maintenance garden being paved and steps leading up to raised terrace with seating areas.

### OUTSIDE TO FRONT

Block paved off road parking.

### 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)

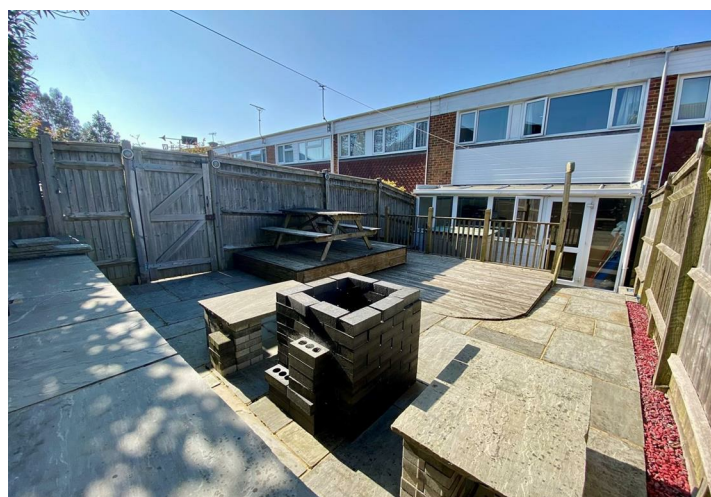
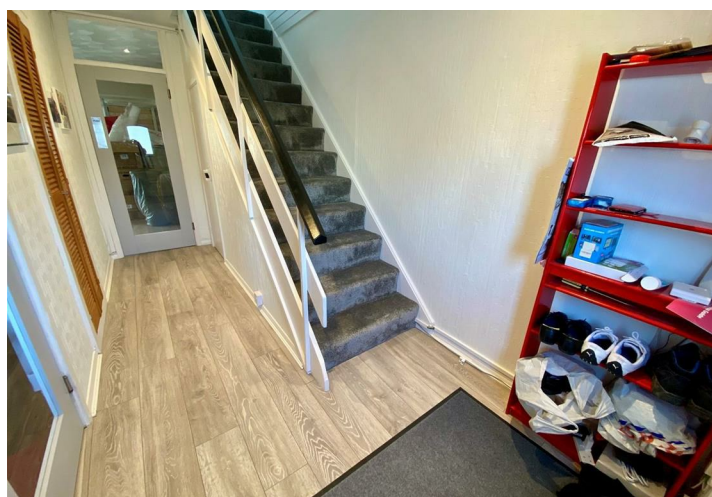
### COUNCIL TAX BAND:

Council Tax Band - B

### FOR CLARIFICATION

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.

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.

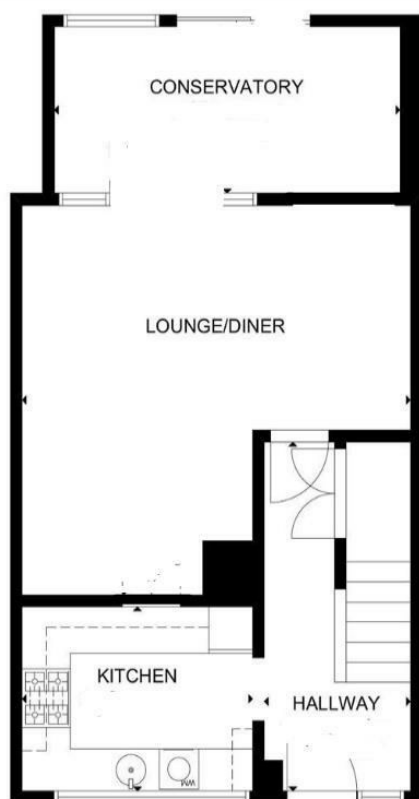




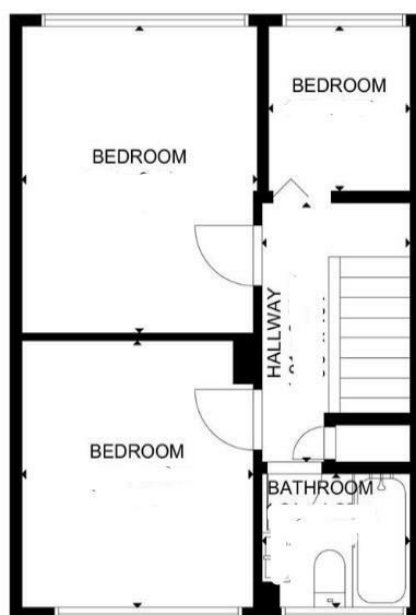




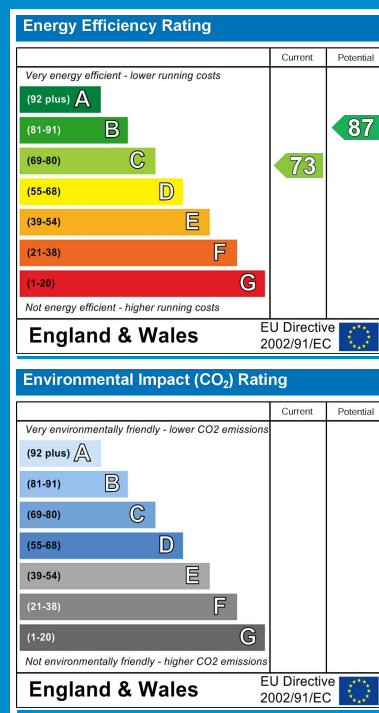




FLOOR 1



FLOOR 2



**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.

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