

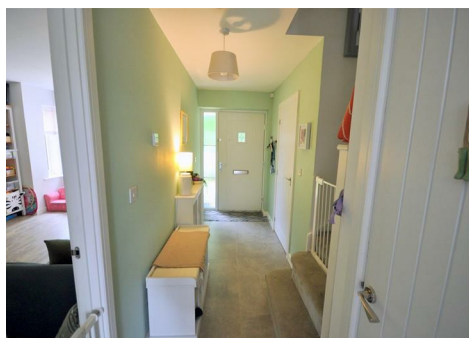
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Taylor Engley



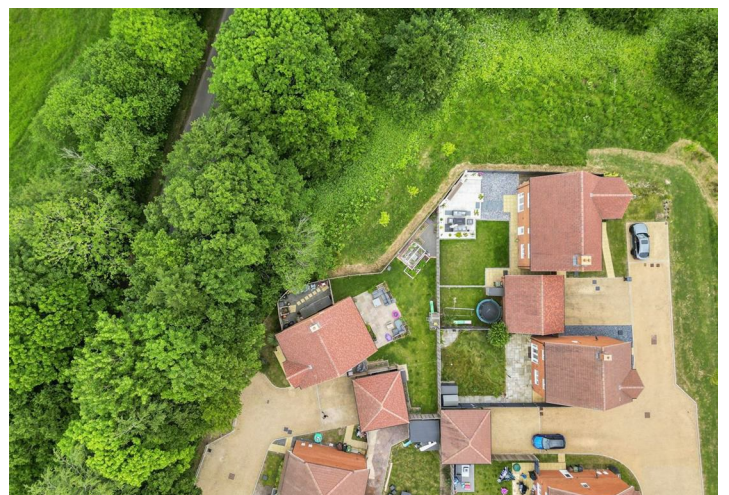
23 Magnolia Close, Hellingly, East Sussex, BN27 4FZ
Guide Price £435,000 Freehold

CHAIN FREE!! An excellent opportunity to purchase this **RECENTLY CONTRUCTED** WELL PRESENTED **FOUR BEDROOM DETACHED HOME** in this favoured Hellingly location. The property benefits from gas fired central heating, upvc double glazing, modern fitted fitches with separate utility room, master bedroom with en suite facilities, ground floor cloakroom and is considered in good decorative order throughout. Additionally the property offers adjacent driveway parking with carport and attractive spacious corner plot gardens to rear. Local shops and amenities are within a two mile location of Hailsham whilst Eastbourne with its mainline railway station theatres and seafront is approximately ten miles distant



*** ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * SPACIOUS KITCHEN/DINING ROOM * UTILITY ROOM * LANDING * MASTER BEDROOM WITH EN SUITE SHOWER ROOM/WC * THREE FURTHER BEDROOMS * FAMILY BATHROOM/WC * CARPORT * DRIVEWAY PARKING * ATTRACTIVE CORNER PLOT GARDENS TO REAR ***

An excellent opportunity to purchase this RECENTLY CONTRUCTED WELL PRESENTED FOUR BEDROOM DETACHED HOME in this favoured Hellingly location. The property benefits from gas fired central heating, upvc double glazing, modern fitted fitches with separate utility room, master bedroom with en suite facilities, ground floor cloakroom and is considered in good decorative order throughout. Additionally the property offers adjacent driveway parking with carport and attractive spacious corner plot gardens to rear. Local shops and amenities are within a two mile location of Hailsham whilst Eastbourne with its mainline railway station theatres and seafront is approximately ten miles distant



ENTRANCE HALL

CLOAKROOM/WC

SITTING ROOM

16'0 x 11'3 (4.88m x 3.43m)

Upvc bay window to front, radiator. television satellite point, telephone point.

KITCHEN/DINING ROOM

19'10 x 14'9 narrowing to 8'7 (6.05m x 4.50m narrowing to 2.62m)

With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces with inset single drainer stainless steel sink unit with mixer taps, five burner AEG stainless steel gas hob with chimney extractor above with glossed splash back, integrated dishwasher, concealed radiator, dining area, Upvc windows and French doors to rear providing access to rear garden.

UTILITY ROOM

5'9 x 5'8 (1.75m x 1.73m)

Upvc windows to side and door to side, single drainer stainless steel sink unit with chrome mixer taps set within rolled edge moulded worktop surfaces, wall mounted Logic combination gas boiler for the provision of gas fired central heating and domestic hot water, plumbing and space for washing machine,

LANDING

Stairs from hallway to first floor landing, hatch to loft, airing cupboard.

BEDROOM ONE

14'11 x 9'9 (4.55m x 2.97m)

Upvc bay window to front, radiator, door to;

EN SUITE ROOM

7'3 x 4'4 (2.21m x 1.32m)

White suite with double shower cubicle with Mira thermostatic shower unit over, wall mounted hand wash basin with monobloc mixer, part tiled walls upvc obscured windows to side

BEDROOM TWO

11'5 x 9'3 (3.48m x 2.82m)

Upvc windows to rear, radiator.

BEDROOM THREE

10'3 x 7'7 (3.12m x 2.31m)

(Currently used as a study) Upvc windows to rear, radiator

BEDROOM FOUR

9'10 x 9'5 max narrowing to 7'0 (3.00m x 2.87m max narrowing to 2.13m)

Upvc window to front, radiator.

FAMILY BATHROOM

6'8 x 6'7 (2.03m x 2.01m)

White suite comprising panelled bath with shower attachment over, hand wash basin monobloc mixers, close coupled wc, part tiled walls, upvc obscure windows to side.

CARPORT

Adjacent to the property on the right hand side with electrics in place if charger required

CORNER PLOT GARDENS

A particular feature of the property is the spacious corner plot gardens to rear with a southerly aspect with Indian sandstone terrace to rear, with greenhouse, storage area to the side of the property

DRIVEWAY PARKING TO FRONT

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 - Wealden District Council Tax Band E

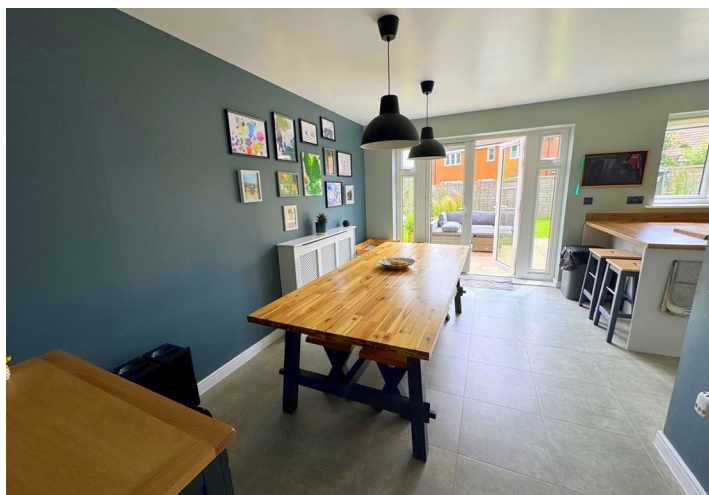
FOR CLARIFICATION

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.

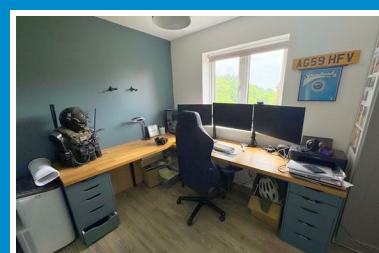
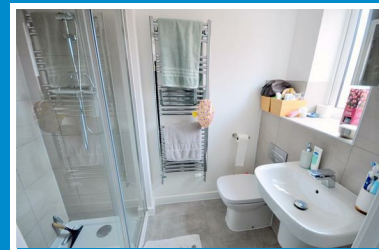
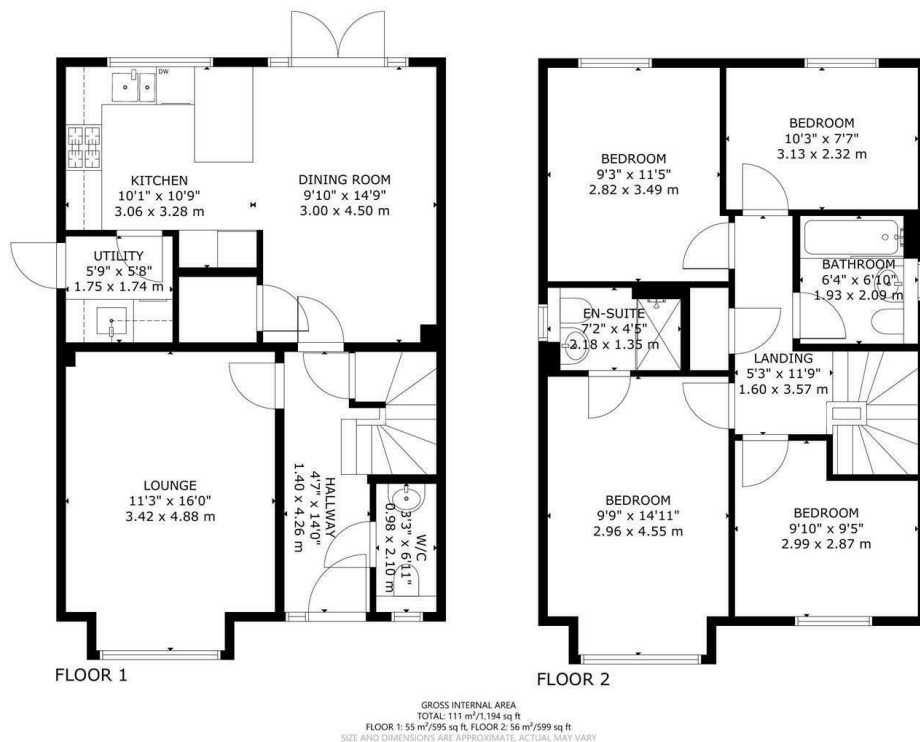
VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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.

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