

**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**



**9 Sandbanks Way, Hailsham, East Sussex, BN27 3LN**

**Price £325,000 Freehold**

A very comfortable two bedroom semi-detached bungalow. The property offers two well-proportioned reception rooms providing ample space for relaxation and entertaining, the contemporary bathroom features a stylish shower room, ensuring convenience. The heart of the home is undoubtedly the modern kitchen, which is equipped with all the necessary amenities to inspire your culinary adventures. The living area creates a warm and inviting atmosphere, perfect for cosy evenings in. Outside, the sunny, private landscaped rear garden is a true highlight, offering a serene space to unwind or host gatherings with family and friends. The property also boasts off-road parking and garage. EPC D





**\* SOUGHT AFTER LOCATION \* TWO BEDROOM SEMI DETACHED BUNGALOW \* SITTING ROOM WITH WOOD BURNING STOVE \* MODERN SHOWER ROOM \* KITCHEN \* CONSERVATORY \* DOUBLE GLAZED THROUGHOUT \* GAS CENTRAL HEATING \* LANDSCAPED REAR GARDEN \* AMPLE OFF ROAD PARKING \* GARAGE \* 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.





## ACCOMODATION COMPRISES

**Entrance door leading into**

### HALLWAY

Radiator.

### SITTING ROOM

15'5 x 10'6 (4.70m x 3.20m)

Double glazed bay window, fireplace, radiator, television aerial socket

### SHOWER ROOM WC

Enclosed double shower cubicle, vanity wash hand basin with cupboards under, close coupled wc, further cupboards to side, radiator, inset ceiling spot lights, two double glazed windows to side.

### BEDROOM ONE

12'4 x 10'4 (3.76m x 3.15m)

Double glazed windows to the rear, radiator.

### BEDROOM TWO

10'4 x 7'4 (3.15m x 2.24m)

Double glazed windows to front and side, radiator.

### KITCHEN

11'2 x 9'8 (3.40m x 2.95m)

Fitted with full range wall and base units incorporating cupboards and drawers, spaces for fridge/freezer, dishwasher and washing machine, two built in eye level double ovens, four ring induction hob with extractor over, one and half bowl stainless steel sink unit and drainer, wood work top, double glazed window to side, inset ceiling spotlights door to

### CONSERVATORY

10'11 x 8 (3.33m x 2.44m)

Double glazed windows surround, sliding double glazed door to the rear garden, polycarbonate roof, radiator

### FRONT

Ample off road parking leading to garage to the side

## GARAGE

18'3 x 8'1 (5.56m x 2.46m)

With up and over door

## REAR GARDEN

Landscaped rear garden enclosed by close boarded panel fencing, outside tap, area of lawn with Indian stone pathway leading to rear seating patio area and bar area, timber planter with mature tree

## COUNCIL TAX BAND:

Council Tax Band - C

## 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)

## VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.



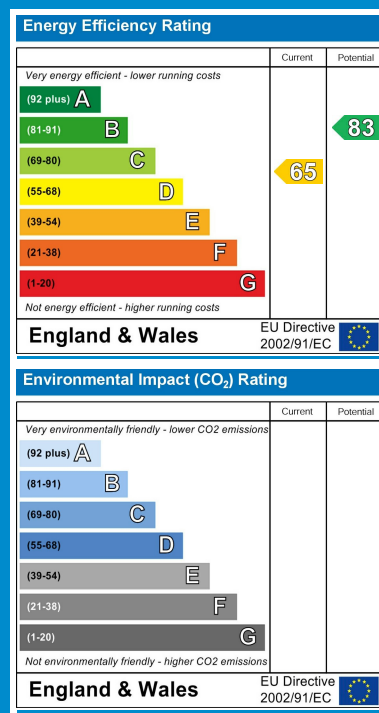
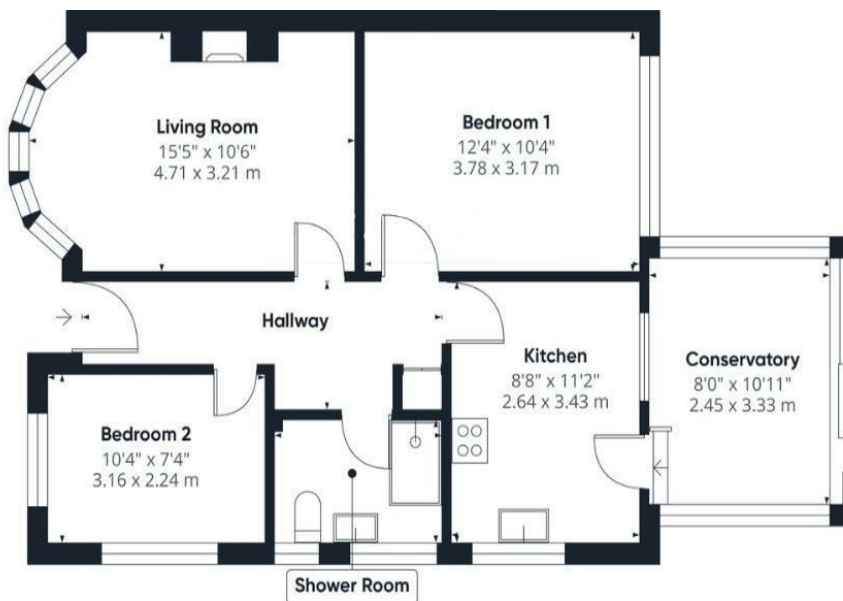












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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**