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**Taylor Engley**



**4 Falcon Way, Hailsham, East Sussex, BN27 1HY**

**Price Guide £259,950 Freehold**

**CHAIN FREE - This spacious three bedroom Bell & Pearson property is situated in the favoured north Hailsham area, being within walking distance to local shops. Although requiring modernisation, the property features well proportioned living accommodation, with the benefit of a modern fitted boiler, sealed unit double glazing and driveway parking. 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.





UPVC part glazed front door to:

### **ENTRANCE HALL**

Double glazed window with outlook to front, radiator, understairs storage cupboard.

### **LIVING ROOM**

24'3" x 12'4" max narrowing to 9'4" (7.39m x 3.76m max narrowing to 2.84m)

Double glazed window with outlook to front, patio doors to rear garden, two radiators.

### **KITCHEN**

9'3" x 9'2" (2.82m x 2.79m)

Fitted with a range of wooden fronted cupboards and drawers, built-in electric oven and gas hob with extractor hood over, space for fridge/freezer and washing machine. One and a half bowl sink unit, worksurfaces, wall mounted Vaillant boiler, double glazed window overlooking the rear garden, radiator, door to garden.

From the entrance hall, stairs rise to the first floor landing, with hatch to loft space.

### **BEDROOM ONE**

13'9" x 11'6" (4.19m x 3.51m)

Double glazed window with outlook to front, range of built-in bedroom furniture to include wardrobes, drawers and shelving. Radiator.

### **BEDROOM TWO**

10' x 9'2" (3.05m x 2.79m)

Double glazed window with outlook to rear, radiator.

### **BEDROOM THREE**

7'3" x 6'5" (2.21m x 1.96m)

Double glazed window with outlook to front, radiator, shelving.

### **BATHROOM**

Suite comprising low level W.C, vanity washbasin with cupboards below, corner bath with electric shower over, built-in storage cupboard, heated towel rail, tiled walls, two double glazed windows to rear.

### **OUTSIDE**

### **DRIVEWAY**

Driveway parking to front.

### **REAR GARDEN**

Patio area, lawned area, shrubs, outside tap.

### **COUNCIL TAX BAND**

This property is currently rated by Wealden District Council at 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)

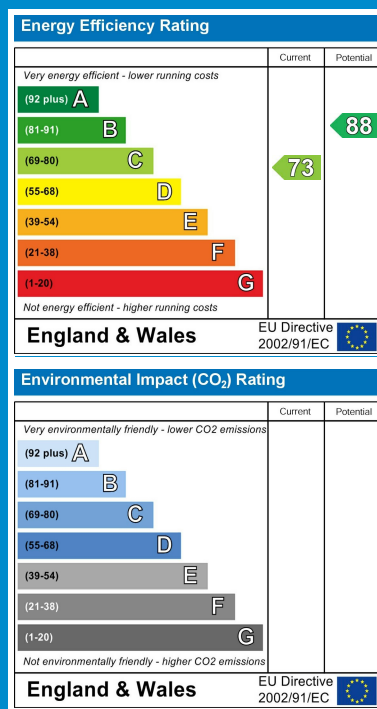
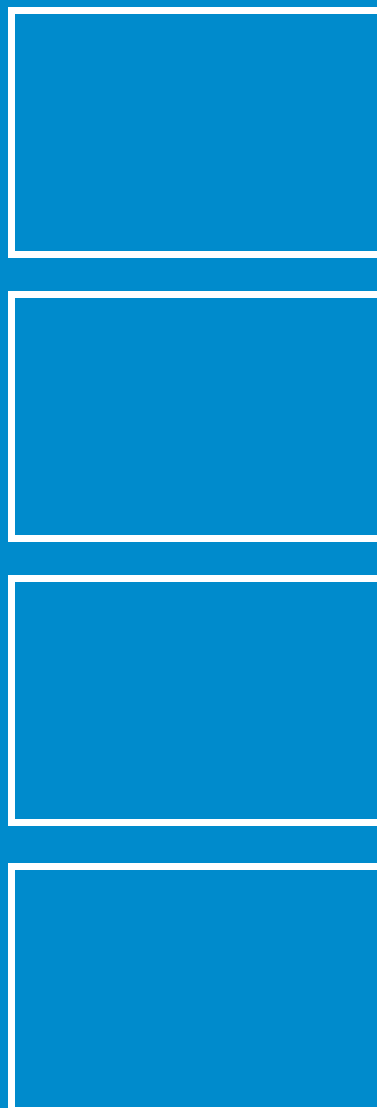
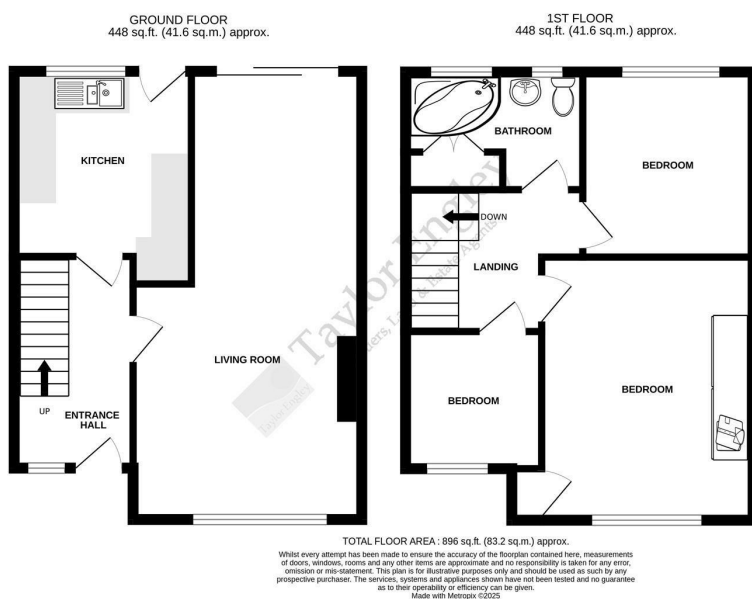
### **FOR CLARIFICATION:-**

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.

### **VIEWING INFORMATION**

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





**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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