

Valuers, Land & Estate Agents

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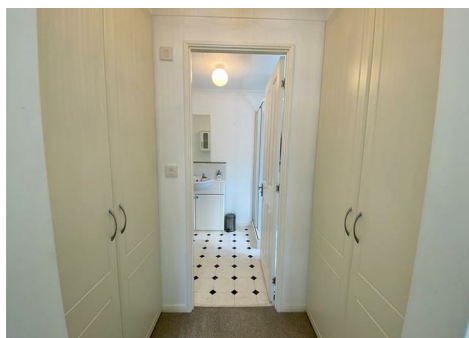
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Taylor Engley



12 Beech Avenue Deanland Wood Park, Golden Cross, Hailsham, East Sussex, BN27 3SR

Price £179,950 Non-traditional

*** CHAIN FREE ** POPULAR DEANLAND WOOD PARK ** TWO BEDROOMS ONE WITH EN-SUITE AND FURTHER SEPARATE BATHROOM ** The property offers good size living accommodation having a modern fitted kitchen, triple aspect living room, hallway and bathroom/wc. This property has a lovely sun trap patio and wrap around gardens. (PLEASE NOTE: THE PARK HOME IS NOT FREEHOLD OR LEASEHOLD, BUT COVERED UNDER A PARK HOME AGREEMENT)**



*** CHAIN FREE * TWO BEDROOMS WITH MASTER EN-SUITE SHOWER ROOM/WC * TRIPLE ASPECT SITTING/DINING ROOM * FURTHER BATHROOM/WC * KITCHEN * DOUBLE GLAZED * GAS CENTRAL HEATING * SUNNY PATIO * WRAP AROUND GARDENS ***

Deanland Wood Park is an award winning park home estate positioned close to the beautiful Ashdown Forest and South Downs and is nestled within the picturesque Sussex countryside. Deanland Wood Park is quite unique offering an array of amenities to include a regular bus service, onsite full six-lane competition Bowls Green, licenced country pub ideal for a Sunday Lunch or meeting with friends the pub is also available for functions etc and a self-service store for fresh vegetables, papers and milk etc which is open every day



ACCOMMODATION COMPRISES

Steps leading up to part UPVC door with cat flap leading into

KITCHEN

11'4 x 7'11 (3.45m x 2.41m)

Fitted with full range wall and base units incorporating cupboards and drawers, spaces for washing machine and dishwasher, Hotpoint oven with four ring induction hob with extractor over, built in 50/50 fridge/freezer, large stainless sink and drainer with mixer tap, ample work top space, kick plinth heater, cupboard housing the gas boiler, inset ceiling spot lights, part tiled walls, double glazed window to side, opening to

SITTING DINING ROOM

Dining area measures 8'10 x 7.

Sitting room area measure 17'6 x 11'1

Triple aspect room with double glazed windows surround double glazed French doors to side, inset ceiling spot lights, two radiators, television aerial socket, dimmer switch, feature electric fireplace.

INNER HALLWAY

10'7 x 9'9 (3.23m x 2.97m)

Radiator, UPVC front door, inset ceiling spot light, built in cupboard with shelf, hatch to loft space, dimmer switch.

BEDROOM ONE

9'10 x 9'1 (3.00m x 2.77m)

Double glazed window to side, radiator, dimmer switch, built in bedroom area leading to a pair of built in wardrobes with shelving and hanging rail, one of the wardrobes housing the electric fuse box- leading to

EN-SUITE

7'3 x 5'6 (2.21m x 1.68m)

Enclosed corner shower cubicle with shower over, vanity wash hand basin with cupboard under, wc, part tiled walls, radiator, inset ceiling spot light, extractor fan, obscure double glazed window to rear.

BEDROOM TWO

9'6 x 9'2 (2.90m x 2.79m)

Double glazed window to side, fitted bedroom furniture, radiator, dimmer switch.

BATHROOM

6'4 x 6'3 (1.93m x 1.91m)

Corner bath with seating area, low level flush wc, pedestal wash hand basin, extractor fan, obscure double glazed window to side.

OUTSIDE TO FRONT

Pathway leads to front and side door with steps to the doors, outside tap, rear patio with shed having power,

NB

Omar Sandringham Park Home - 2006

Pitch Fee Per Month - £286.12 including water

COUNCIL TAX BAND:

Council Tax Band - A

BROADBAND AND MOBILE PHONE

CHECKER:

For broadband and mobile phone information please see the following website:

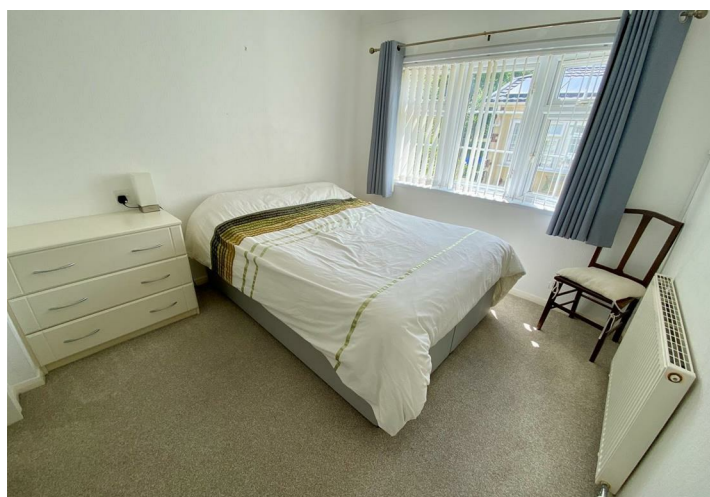
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OPENING HOURS

We are open:-

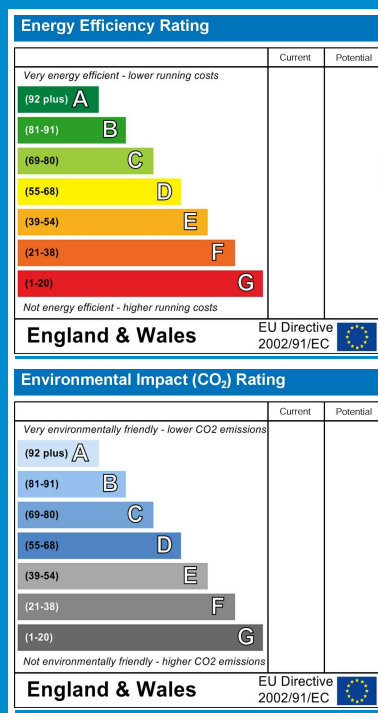
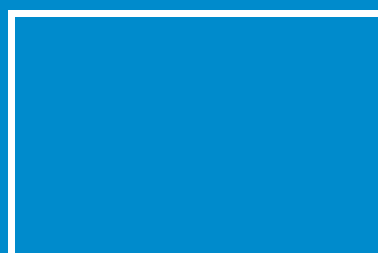
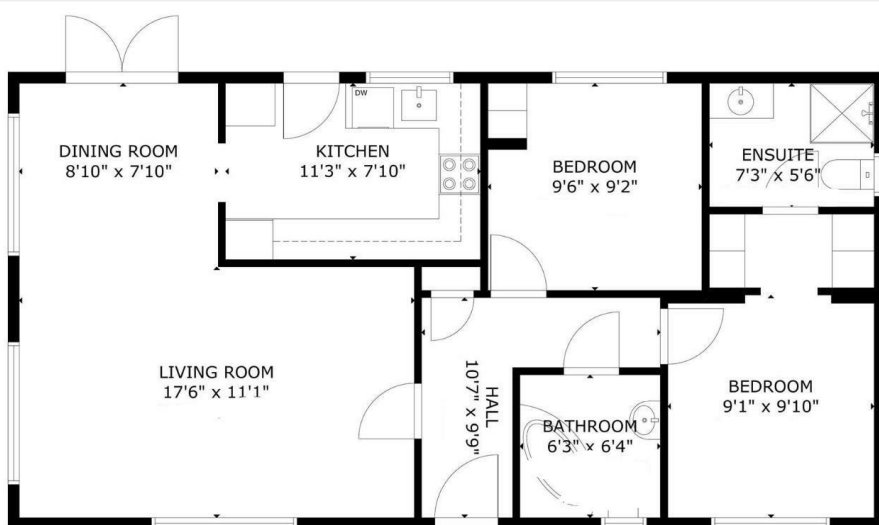
8:45am - 5:45pm weekdays

9:00am - 5:30pm Saturdays









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.

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