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Taylor Engley



20 Sandbanks Way, Hailsham, East Sussex, BN27 3LL

Offers In Excess Of £375,000 Freehold

**** CHAIN FREE ** SUBSTANTIAL PLOT** POSSIBILITIES ARE ENDLESS WITH THE POTENTIAL TO EXTEND FURTHER * CHAIN FREE *LARGE CORNER PLOT GARDENS * THREE BEDROOMS * DECEPTIVELY SPACIOUS * TWO BATHROOMS * TWO RECEPTIONS * GRANNY ANNEX * Rarely available and located at the end of a cul-de-sac in a popular location, this property has been extended to create three bedrooms with two separate bathrooms, kitchen, dining room, conservatory and spacious sitting room having a lovely vista over a private rear garden. Benefits include double glazing, gas central heating, driveway parking and garage - EPC -D**



*** EXTENDED * GRANNY ANNEX * THREE BEDROOMS * TWO BATHROOMS * SITTING ROOM * DINING ROOM * KITCHEN * CONSERVATORY * CORNER PLOT GARDENS * DRIVEWAY * GARAGE * DOUBLE GLAZED * GAS CENTRAL HEATING * CHAIN FREE * EPC - D**

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 obscure glazed UPVC door leading into hallway

MAIN HALLWAY

Fitted coir wipe mat, cupboard housing modern fusebox and electricity meter, inset ceiling spot lights, radiator, hatch to loft space, wall mounted thermostat control, double built in cupboard housing the dipped hot water tank and shelving, wood effect luxury vinyl tiled floor.

BEDROOM ONE

15'10 into bay x 8'8 to wardrobes (4.83m into bay x 2.64m to wardrobes)

UPVC double glazed windows with leaded light window top opening facing the front garden, radiator, fitted bedroom furniture to include fitted wardrobes with hanging rails, shelving and concealed TV cupboard, wardrobes flanking the bed with cupboard over, ottoman style unit with window seat and drawers under, further built in unit, dimmer switches, wood effect luxury vinyl tiled floor.

BEDROOM THREE

7'10 x 10'2 (2.39m x 3.10m)

UPVC double glazed window with leaded light style top openings to front, further UPVC double glazed window to side, radiator, this bedroom is currently being used as an office and has fitted furniture, inset ceiling spot lights, dimmer switches.

WET ROOM/WC

6'7 x 7'9 (2.01m x 2.36m)

Low level flush WC, vanity wash hand basin with chrome mixer tap and cupboards under, mirror fronted medicine cabinet, walk in shower with folding door with Mira shower and disability chair, fully tiled walls, extractor fan, obscure double glazed window to front, chrome heated electric radiator.

DINING ROOM

12'11 x 10'11 (3.94m x 3.33m)

Borrowed light ceiling tube tunnel, radiator, archway with step leading down into

SITTING ROOM

19' x 11'10 (5.79m x 3.61m)

Sliding UPVC patio doors to the rear garden, television aerial socket, gas fire with stone surround hearth and mantle, obscure letterbox style window to side.

KITCHEN

8'11 x 12'7 (2.72m x 3.84m)

Kitchen comprises of full range of wall and base units incorporating cupboards and drawers, one and half bowl composite sink drainer unit with mixer tap, Bosch four ring electric hob with extractor hob over, eye level Neff oven with combination microwave over, breakfast bar, display cabinet with drawers under, cupboard housing integrated Indesit washing machine and integrated slimline Bosh dishwasher, UPVC double glazed window to side, fully tiled walls and floor, cupboard housing Baxi boiler, inset ceiling spotlights, obscure borrow

light window to hallway, obscure window to sitting room with obscure glass serving hatch to the sitting room.

INNER HALLWAY

11'7 x 3'7 returning by 8'9 x 3'7" (3.53m x 1.09m returning by 2.67m x 1.09m)

Doors leading to kitchen, conservatory, bathroom/wc and bedroom two.

Wood effect luxury vinyl tiled floor, part obscure UPVC door leading into

CONSERVATORY

11'7 x 7'11 (3.53m x 2.41m)

Tiled brick floor, conservatory has been built with dwarf brick wall with UPVC double glazed windows surround with top openings, polycarbonate roof with fitted ceiling blinds, part glazed UPVC French doors with cat flap leading to the rear garden, power sockets.

BATHROOM WC.

6'9 x 6'7 (2.06m x 2.01m)

Obscure double glazed window to the conservatory, fully tiled walls and floor, extractor fan, low level flush wc, pedestal wash hand basin, walk in bath with chrome mixer taps, radiator.

BEDROOM TWO

10'1 x 8 (3.07m x 2.44m)

Radiator, UPVC double glazed window overlooking the rear garden, wood effect

GARAGE

With up and over door with personal door to the rear garden and driveway parking.

GARDEN

South West facing corner plot gardens which has been divided up previously to great formal gardens, sitting areas, patios and vegetable garden and further lawned garden to side.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (C)

MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

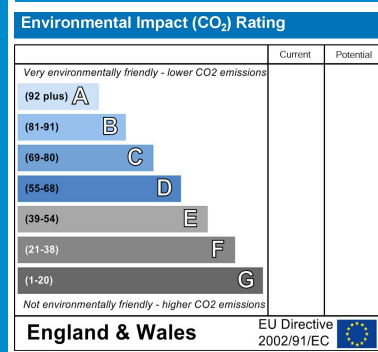
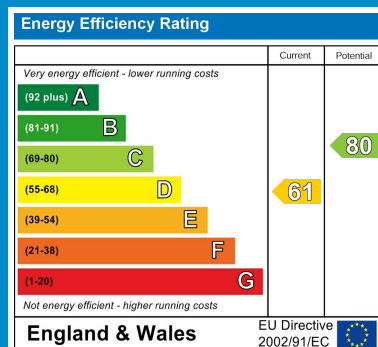
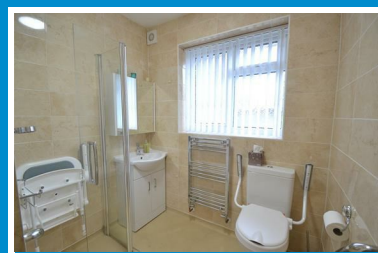
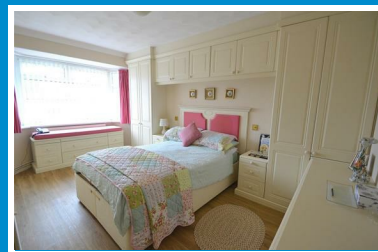
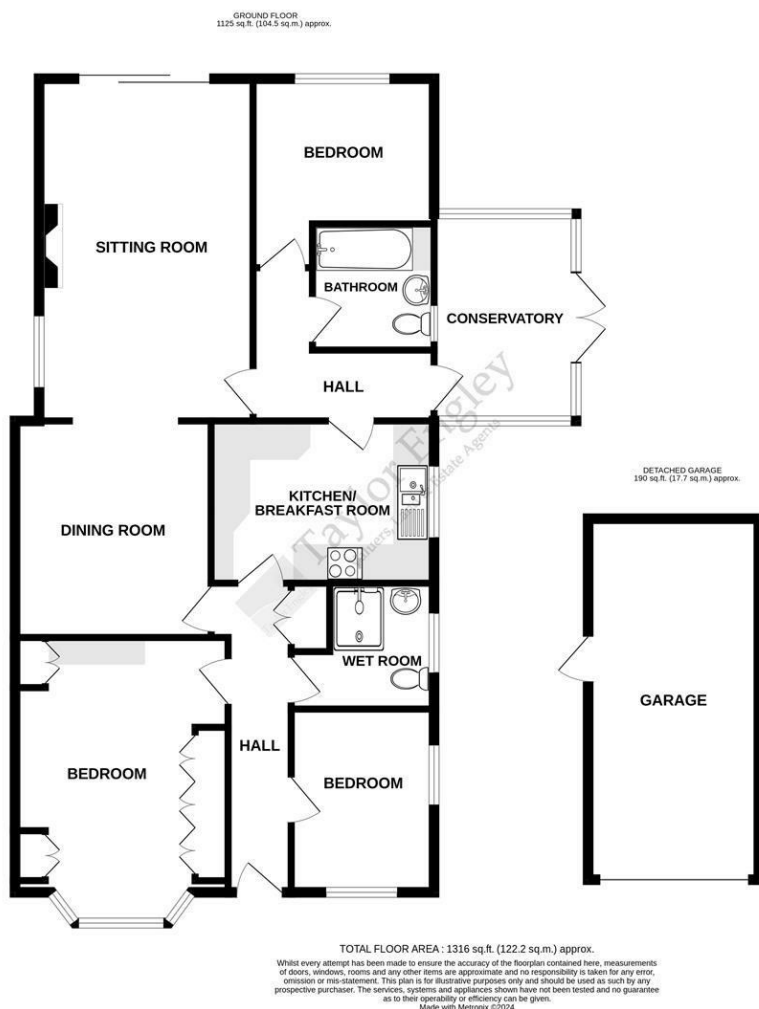
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY 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.

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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