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Taylor Engley



57 Stroma Gardens, Hailsham, East Sussex, BN27 3AZ

Price £299,950 Freehold

****CHAIN FREE** PARKING FOR 4 CARS * GARAGE * CHAIN FREE * FAVOURED LOCATION IN NORTH HAILSHAM **** Fabulous opportunity to purchase this semi-detached house which presents an excellent opportunity for those looking to create their dream home. The property is good testament to the area as the previous owner owned the property since new. The layout of the house provides a solid foundation for modernisation, allowing you to tailor the interiors to your personal taste and lifestyle with additional options to extend, subject to the usual planning permissions. The bathroom and kitchen are both functional and with a little creativity the house can be transformed into a contemporary sanctuary. A particular feature of this property is the generous parking space, accommodating up to four vehicles which is a rare find. Additionally, the garage provides further convenience and storage options, making it perfect for those with hobbies or needing extra space for tools/equipment or a home office. This property is a blank canvas, ready for someone with vision to breathe new life into it. Whether you are a first-time buyer, a growing family or an investor, this semi-detached house in Stroma Gardens is a promising prospect that should not be overlooked.



*** CHAIN FREE * THREE BEDROOM SEMI-DETACHED HOUSE * SITTING ROOM * DINING ROOM * KITCHEN * CONSERVATORY * BATHROOM * SEPARATE WC * GAS CENTRAL HEATING * DOUBLE GLAZED * AMPLE DRIVEWAY PARKING * GARAGE * PRIVATE REAR GARDEN * GREAT LOCATION * WALKING DISTANCE TO BUS LINKS AND LEVEL WALKING DISTANCE TO HAILSHAM TOWN CENTRE * CLOSE TO PRIMARY AND SECONDARY SCHOOLS * 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 glazed UPVC entrance door leading into

ENTRANCE PORCH

Double glazed windows surround, obscure glass panel to the hall way and obscure double glazed door leading into

HALLWAY

3' x 6 (0.91m x 1.83m)

Wide hallway with stairs to first floor landing, telephone socket, understairs storage cupboard which houses the gas and electric meters.

KITCHEN

11' x 7'2 (3.35m x 2.18m)

Double glazed window to side, wall mounted Worcester gas boiler (approximately three years old), spaces for cooker, washing machine and fridge freezer, built in storage cupboard having shelving, wall mounted wall and base units incorporating cupboards and drawers, stainless steel sink unit and drainer, obscure double glazed door leading to the garden and further double glazed obscure glass panel to side. Door to sitting room

SITTING ROOM

12'9 x 10'8 (3.89m x 3.25m)

UPVC double glazed windows to the front, gas fireplace (not functional), radiator, television aerial socket, telephone point, open plan to

DINING ROOM

11'7 x 9'5 (3.53m x 2.87m)

Radiator, door to kitchen, UPVC double glazed window to conservatory with secondary glazing, part UPVC glazed door with cat flap leading to the conservatory.

CONSERVATORY

Glazed windows surround with top openings, glass roof and glass sliding doors to the rear garden.

FIRST FLOOR LANDING

Hatch to loft space, double glazed window to side.

BEDROOM ONE

12'8 x 12 (3.86m x 3.66m)

Double glazed windows to the front, radiator, built in cupboard housing the hot water tank and shelving.

BEDROOM TWO

9'5 x 8'1 (2.87m x 2.46m)

Double glazed windows overlooking the rear garden, radiator.

BEDROOM THREE

9'5 x 6'8 (2.87m x 2.03m)

Double glazed window to the front, radiator, built in cupboard with hanging rail and shelving.

BATHROOM

Panel bath, pedestal wash hand basin, obscure double glazed window to the rear, part tiled.

SEPARATE WC

Low level flush wc, obscure double glazed window to the rear.

OUTSIDE TO FRONT

Area of lawn with ample driveway, leading to gates with further drive beyond to single garage.

REAR GARDEN

Patio area to the rear and area of lawn, enclosed by panel fencing with shrubs and trees surround, personal door to the garage.

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

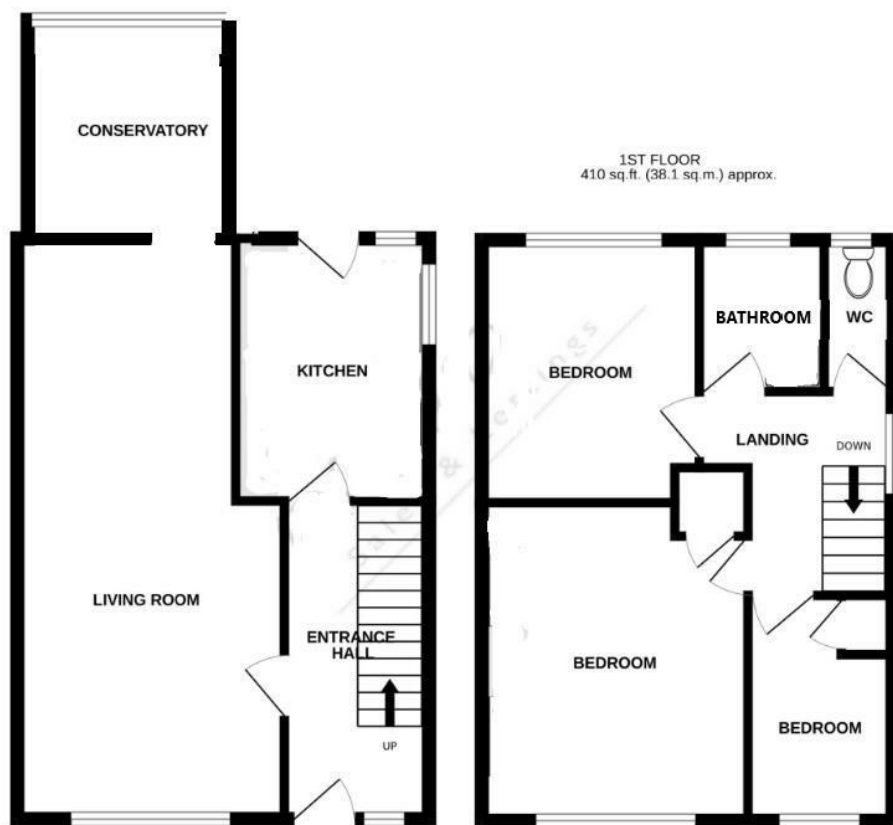
VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.

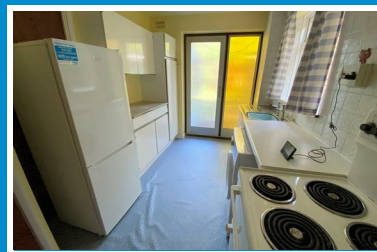








TOTAL FLOOR AREA : 903 sq.ft. (83.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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