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est. 1978

**Taylor Engley**



**6 Capella Path, Hailsham, BN27 2JY**

**Price £245,000 Freehold**

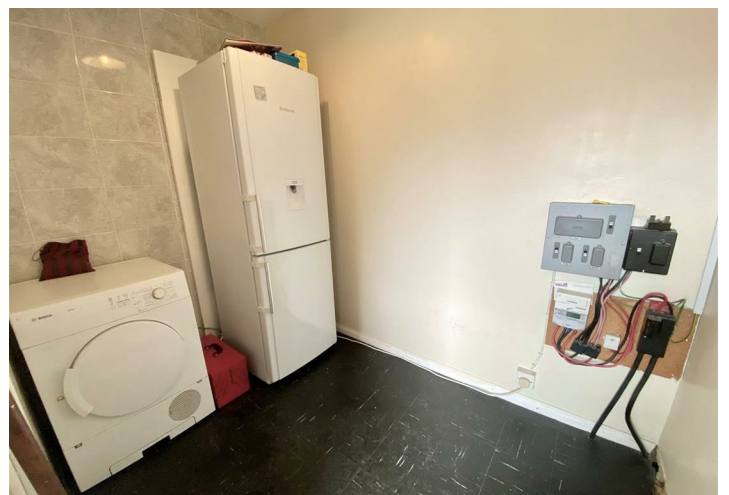
**Taylor Engley are pleased to bring to the market this three bedroom terraced house that enjoys a pleasant open outlook over playing fields. The property offers a modern kitchen/diner, a modern fitted ground floor WC, utility room, three good size bedrooms and a family bathroom. To the rear is a pleasant garden with timber shed and a secure gated parking area. SEALED UNIT DOUBLE GLAZING & GAS FIRED CENTRAL HEATING. EPC = C**





**\* ENTRANCE HALL \* LOUNGE \* KITCHEN/DINER \* CLOAKROOM/WC \* UTILITY ROOM \* THREE BEDROOMS \* BATHROOM \* GARDENS TO FRONT AND REAR \* GATED PARKING AREA \***

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 FRONT DOOR TO:**

### **ENTRANCE HALL**

Built-in storage cupboard.

### **LOUNGE**

17'4 x 11'2 max (5.28m x 3.40m max)

Double glazed window with outlook to front, radiator.

### **KITCHEN/DINER**

14'8 x 9'2 (4.47m x 2.79m)

Fitted with a range of cream fronted cupboards and drawers, built-in electric oven and hob, space and plumbing for washing machine, wood effect worksurfaces, one and a half bowl sink unit, radiator, double glazed window with outlook to rear, door to:

### **REAR HALL**

UPVC part glazed door to garden.

### **CLOAKROOM/WC**

Modern suite comprising low level WC, washbasin with cupboards below, double glazed window to rear.

### **UTILITY ROOM**

8'5 x 5'5 (2.57m x 1.65m )

Space for appliances, electric meter and fuse board.

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

### **BATHROOM**

Suite comprising low level WC, pedestal washbasin, bath with mixer tap and shower attachment, heated towel rail, double glazed window to rear.

### **BEDROOM ONE**

14'8 x 9'2 max (4.47m x 2.79m max)

Radiator, double glazed window with outlook to rear, built-in wardrobe cupboard, built-in cupboard housing the gas Worcester Bosch boiler.

### **BEDROOM TWO**

11'8 x 11'3 plus door recess (3.56m x 3.43m plus door recess)

Double glazed window with outlook to front, radiator.

### **BEDROOM THREE**

11'5 x 7'7 max (3.48m x 2.31m max)

Radiator, double glazed window with outlook to front.

### **GARDEN**

Mainly laid to lawn, patio area, timber shed, gate to rear.

### **PRIVATE GATED PARKING AREA**

Gates to front. We have been informed that an annual rent is paid to the council for the parking area, which is currently set at £107 per annum.

### **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)

### **COUNCIL TAX BAND:**

Council Tax Band B.

### **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 ARRANGEMENTS:**

All appointments are to be made through TAYLOR ENGLEY.





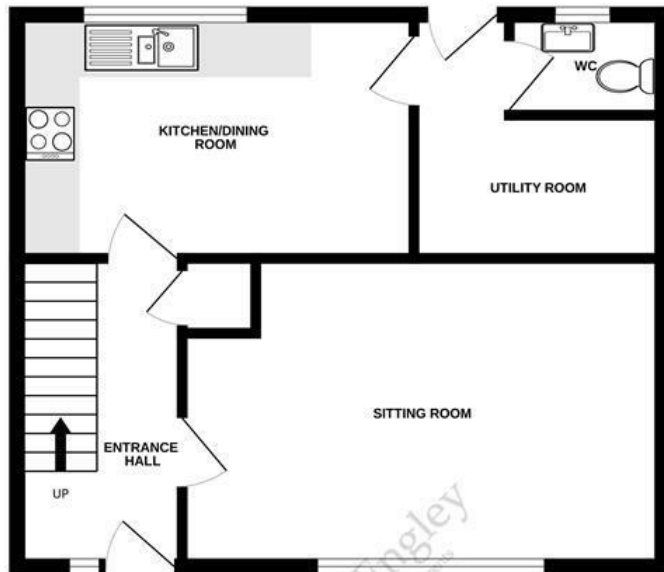




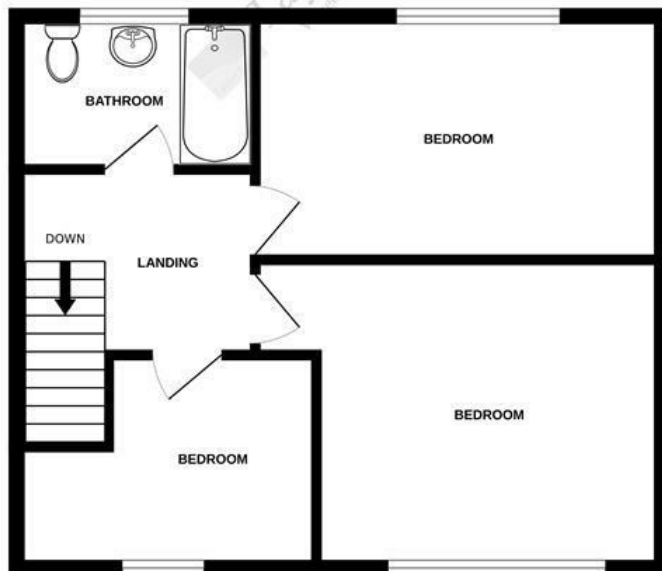




GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.

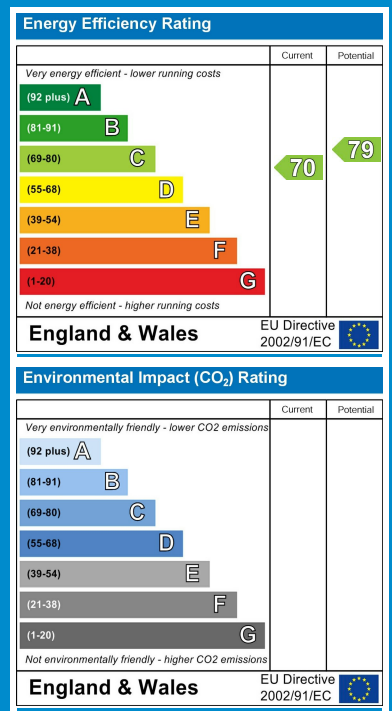


1ST FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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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