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**Taylor Engley**



**11 Bramble Drive, Hailsham, BN27 3EG**

**Price Guide £275,000 Freehold**

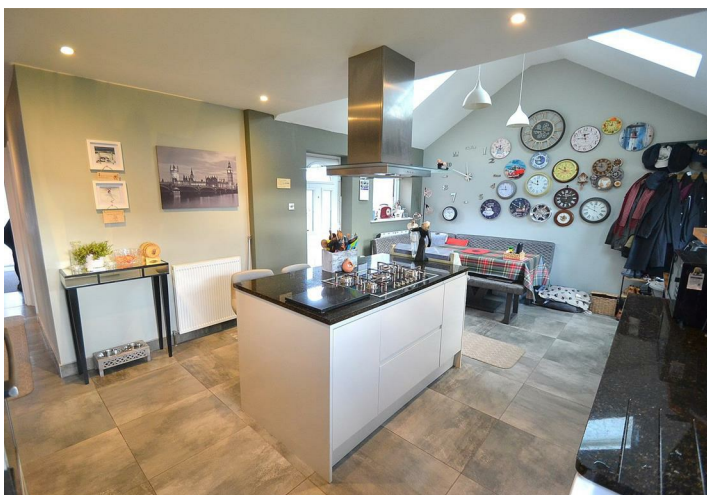
**\*\* Being Sold via Secure Sale. Terms & Conditions apply \*\***

One of the standout features of this residence is the generous parking capacity, accommodating up to eight vehicles. This is a rare find and adds significant value, particularly for families with multiple cars or guests. With a perfect blend of comfort and modern living and spanning an impressive 1,108 square feet, this semi-detached bungalow boasts three well-proportioned bedrooms and two bathrooms, making it an ideal home for families or those seeking extra space. The heart of the home is undoubtedly the modern kitchen and dining room, which has been thoughtfully designed, perfect for hosting family meals or gatherings with friends. Bramble Drive is well-connected, offering easy access to local amenities, schools, and transport links, making it a fantastic choice for both families and professionals. Don't miss the chance to make this lovely house your new home. EPC C



**\* PARKING FOR UP TO EIGHT VEHICLES \* EXTENDED \* THREE DOUBLE BEDROOMS \* OPEN PLAN KITCHEN/DINING/FAMILY ROOM \* SITTING ROOM \* DOWNSTAIRS BATHROOM/WC \* STUDY/OFFICE AREA \* TWO DOUBLE BEDROOMS TO THE UPSTAIRS \* SHOWER ROOM/WC \* GARDEN TO FRONT AND REAR \* GAS CENTRAL HEATING \* DOUBLE GLAZED THROUGHOUT \* 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.



## ACCOMMODATION COMPRISES

UPVC entrance door with part obscure glazed decorative panel leading into

## KITCHEN/BREAKFAST ROOM

20'6 x 13'3 (6.25m x 4.04m)

Kitchen comprises of full range wall and base units with gloss fronted fronts and soft closures with granite work tops. White cooeramic butler sink with mixer tap, integrated Neff eye level double oven and grill, integrated fridge freezer and washing machine washing. Central island has granite work top with five ring Smeg hob and extractor over, large pull out pan drawers beneath and further cupboards to the other side of the island, inset spotlights, vaulted ceiling with two skylights, tiled floor, radiator and UPVC door with part obscure glazed decorative panel leading to the rear parking.

## SITTING ROOM

15'9 x 10'18 (4.80m x 3.05m)

Radiator, double glazed window to the front garden, television aerial socket, open hatch to the kitchen.

## INNER HALLWAY

Tiled floor, mobile thermostat control, cupboard housing electric and gas meters doors to bathroom, bedroom and study/office.

## BEDROOM

12'9 x 10'3 (3.89m x 3.12m)

Built in double wardrobe, radiator, double glazed window to the rear garden.

## STUDY/OFFICE AREA

9'4 x 8'7 (2.84m x 2.62m)

Tiled floor, inset spotlights, radiator, double glazed sliding door to the rear garden, bespoke staircase with glass panels and oak spindles leading to first floor landing.

## FIRST FLOOR LANDING

Double glazed skylight window, inset spotlights, door to shower/wc bedrooms two and three.

## BEDROOM TWO

11'9 x 9'8 (3.58m x 2.95m)

Double glazed skylight window, radiator, inset spot light

## BEDROOM THREE

11'5 x 9'1 (3.48m x 2.77m)

Double glazed skylight window with fitted blind, radiator inset ceiling spot light.

## SHOWER ROOM/WC

Enclosed shower cubicle with shower attachment and curved glass door, pedestal wash hand basin with mixer tap, low level w.c, chrome heated towel rail, inset spotlights, extractor fan, double glazed skylight window with fitted blind, door to eaves housing gas combination boiler and pretty tiled floor, partly aqua boarded walls.

## FRONT GARDEN

Good size which is laid to lawn and pathway leading to the front door and sun trap seating area.

## REAR GARDEN

Patio with central grassed area and shed the garden is enclosed by panel fencing side gate leading to

## DRIVEWAY

Out side light, the drive way is brick paved and enclosed by panel fencing and double wrought iron gates.

## 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

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.

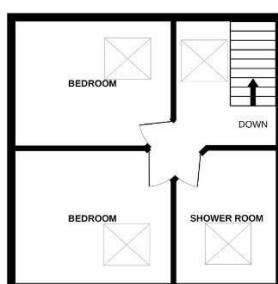
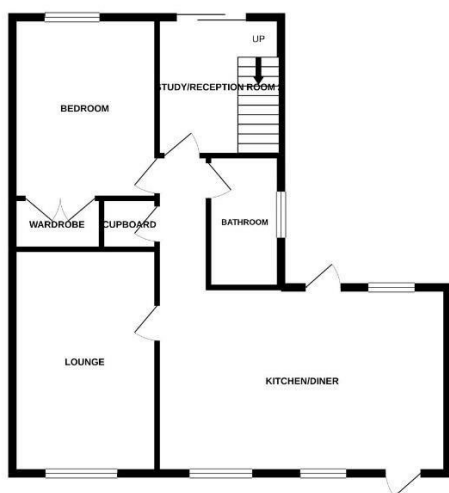
## VIEWING INFORMATION

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









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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 86                      |
| (69-80) C                                   | 74      |                         |
| (55-68) D                                   |         |                         |
| (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 <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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**

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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