Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

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Taylor Engley









60 Lindfield Drive, Hailsham, East Sussex, BN27 2DL
Asking Price £225,000 Freehold

A two bedroomed end of terrace house occupying a popular residential location within the South Hailsham area. The property benefits from gas-fired central heating and double glazing, with accommodation comprising a comfortable sitting room, kitchen/dining room, two first floor bedrooms and a shower room. Outside, the property enjoys the benefit of driveway parking to the front, together with south easterly facing rear garden extending to approximately 45ft in depth, providing excellent outdoor space. Offered to the market CHAIN FREE, making this an ideal opportunity for first-time buyers, young families or those seeking a convenient and well-located home. Internal viewing is highly recommended. EPC=D.



Lindfield Drive is situated within a popular residential area of South Hailsham, conveniently positioned for access to the town centre and its range of shopping facilities, supermarkets, cafés, restaurants and everyday amenities. The area is well served by local schools and regular bus services, whilst Polegate railway station is approximately 3.5 miles distant, providing mainline connections to Brighton, London and the surrounding areas. For those who enjoy outdoor pursuits, the surrounding Sussex countryside offers an abundance of attractive walks and recreational opportunities. The nearby A22 also provides convenient road links towards Eastbourne, Uckfield and the wider East Sussex area.

*** POPULAR SOUTH HAILSHAM AREA * SITTING ROOM * KITCHEN/DINING ROOM * TWO BEDROOMS * SHOWER ROOM * DRIVEWAY PARKING * GARDENS * GAS FIRED CENTRAL HEATING * DOUBLE GLAZING * CHAIN FREE ***





The accommodation
Comprises:

Front door opening to:

Entrance Porch
Housing electric and gas meter, fuse box, door to:

Sitting Room
14'9 max x 11'9 max (4.50m max x 3.58m max)
(maximum measurements provided include depth of staircase)
Double aspect room with outlook to front and side, radiator.

Kitchen/Dining Room
11'10 x 7'10 (3.61m x 2.39m)
(maximum measurements include depth of fitted units)
Range of base and wall mounted cupboards, worktop with tiled splash back and inset sink unit, slot in cooker, plumbing for washing machine, wall mounted gas fired boiler, radiator, window and door to rear.

Stairs rising from sitting room to:

First Floor Landing
Airing cupboard housing cylinder, loft hatch to roof space.

Bedroom 1
12' x 8'5 (3.66m x 2.57m)
Two built-in cupboards, radiator, outlook to front.

Bedroom 2
10'7 x 5'7 (3.23m x 1.70m)
Double aspect room, radiator, outlook to rear and side.

Shower Room
Spacious shower cubicle, pedestal wash hand basin, low level wc, radiator, window to rear.

Driveway Parking
Situated at the front of the property.

Front Garden
Being open plan and laid to lawn.

Rear Garden
Enjoying a south easterly aspect and extending to approximately 45ft in depth, patio area to immediate rear of the property and area laid to lawn, gate opening to driveway.

COUNCIL TAX BAND:
Council Tax Band -'B' Wealden District Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

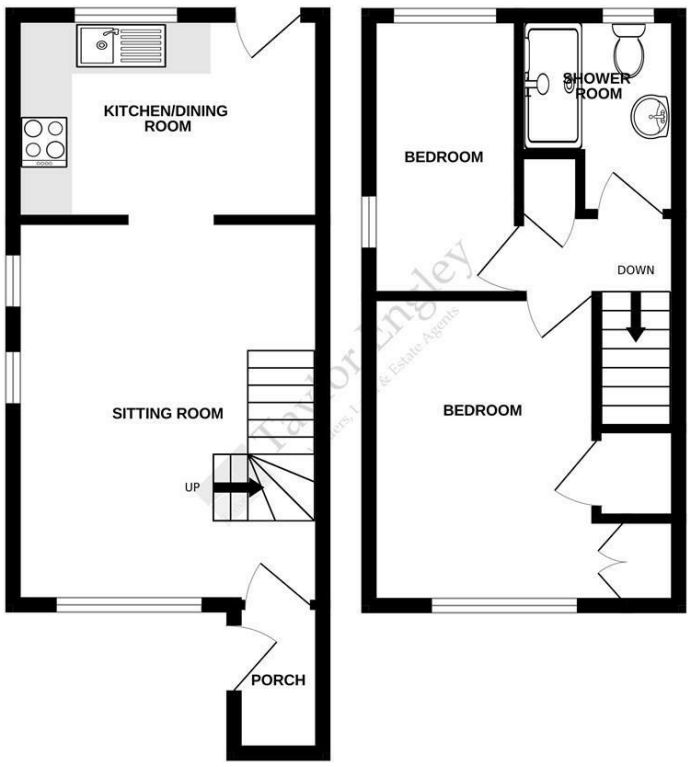
VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.





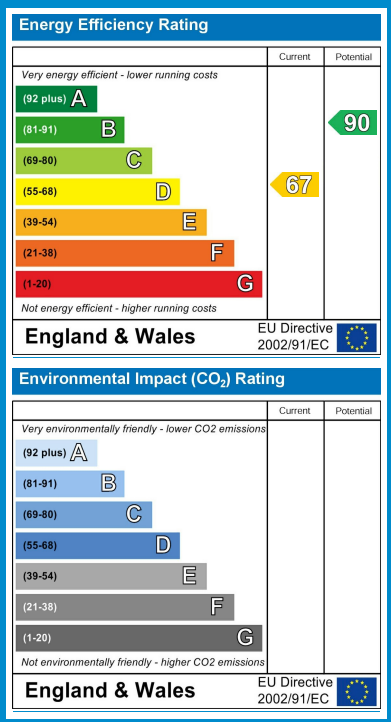
GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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.
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