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

est. 1978

Taylor Engley









7 Portland Close, Hailsham, BN27 3DB
Guide Price £285,000 Freehold

An excellent opportunity to purchase this WELL PRESENTED TWO BEDROOMED SEMI-DETACHED BUNGALOW in this favoured North Hailsham location. The property benefits from gas fired central heating, sealed unit double glazing, modern kitchen with dining area, conservatory and is considered in good decorative order throughout. Additionally the property offers on site garage with adjacent driveway parking with gardens to front and rear. This property is being sold chain free 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.

*** ENTRANCE VESTIBULE * SITTING ROOM * KITCHEN AND DINING AREA * CONSERVATORY * TWO DOUBLE BEDROOMS * SHOWER ROOM/WC * ON SITE GARAGE WITH DRIVEWAY PARKING * GARDENS TO FRONT AND REAR ***





The accommodation
Comprises:

ENTRANCE VESTIBULE
With a storage cupboard with internal glazed door to:

SITTING ROOM
18'0 x 11'3 (5.49m x 3.43m)
With upvc windows to front, radiator Yorkstone feature fireplace with inset gas fire, coved ceiling, door to kitchen.

KITCHEN/BREAKFAST ROOM
19'0 x 9'0 maximum (5.79m x 2.74m maximum)
With a comprehensive range of matching eye and base level units with complimentary rolled edge moulded worktop surfaces over with inset single drainer sink unit with mixer taps, recently updated wall mounted gas boiler for the provision of gas fired central heating and domestic hot water, upvc windows to sides with external door providing access to rear, open plan to:

DINING AREA
With upvc window to front.

CONSERVATORY
13'11 x 8'10 (4.24m x 2.69m)
With upvc sliding door to rear garden, double glazed windows to rear and side, polycarbonate roof.

INNER HALLWAY
With airing cupboard, hot water tank, immersion switch and slatted shelving

BEDROOM ONE
15'1 x 10'3 (4.60m x 3.12m)
With upvc windows to rear, range of fitted wardrobes, radiator.

BEDROOM TWO
10'2 x 8'8 (3.10m x 2.64m)
Upvc windows to rear, door through to conservatory.

SHOWER ROOM/WC
6'3 x 5'7 (1.91m x 1.70m)
With a double width shower enclosure with thermostatic shower unit over, wall mounted wash hand basin, close coupled wc, chrome heated towel rail obscure glazed window to side.

ON SITE GARAGE WITH DRIVEWAY PARKING
19'0 x 9'0 (5.79m x 2.74m)
With up and over door power and light with driveway parking for several vehicles, outside water tap

GARDENS TO FRONT AND REAR
Block paved driveway to front extending to the garage, Lawned front garden with pathway to front door
Rear garden with two paved patio areas with small area principally laid to lawn.

COUNCIL TAX BAND:
Council Tax Band - Wealden District Council Tax Band C

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.

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

OPENING HOURS
We are open:-
8:45am - 5:45pm weekdays
9:00am - 5:30pm Saturdays

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





GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.2 sq.m.) approx.

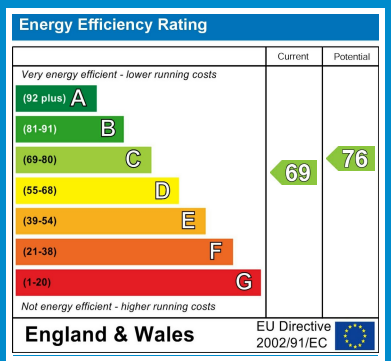
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2026

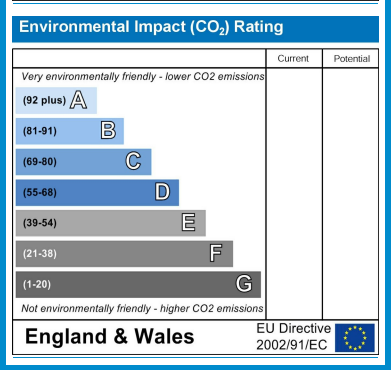












We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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.