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Taylor Engley



**Willow Cottage Hankham Hall Road, Hankham, Pevensey, East Sussex, BN24 5AH**

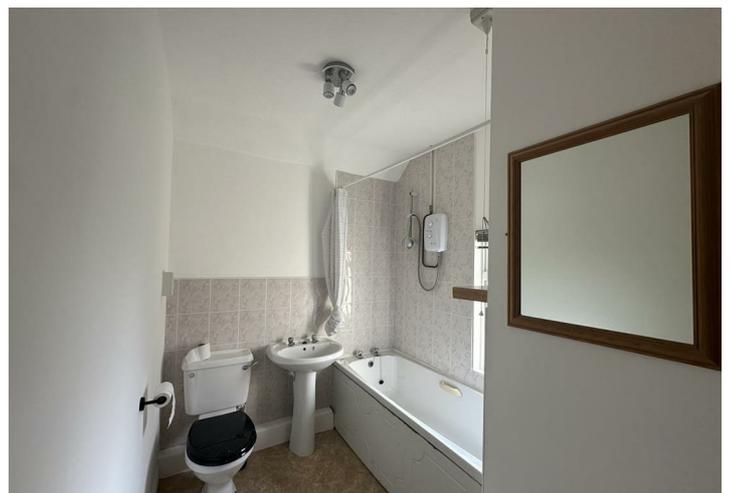
**£1,400 Per Month**

This rarely available semi-detached cottage is located in the village of Hankham with views across the fields, and is close by to Stone Cross and Hailsham. The cottage comprises of an Living room with an open fireplace. The Dining room has double patio doors leading out into the garden. The kitchen comprises of a number of wall and base units, an electric double oven, gas hob.

Utility area with plumbing for a washing machine, leading to cloakroom and door out to the garden. Master bedroom benefits from built in wardrobes. Bedroom 2 is a double with views of the rear garden and across the fields. Bedroom 3 is suitable as an office/study and has built in shelving. Family bathroom with bath with an electric shower, basin, w/c, window, and airing cupboard which houses the combination boiler. The property benefits from gas fired central heating, off road parking for up to 4 vehicles, garage and greenhouse. EPC - E. Council Tax Band - E



- \* Semi-detached Cottage
- \* Off road parking for several vehicles
- \* Detached garage for one vehicle
  
- \* Two reception rooms
- \* Utility area
- \* Ground floor cloakroom



## The accommodation

Comprises:

Front door opening to:

### ENTRANCE HALL

Carpeted, radiator, understairs storage cupboard housing gas meter.

### LIVING ROOM

12'1" x 11'7" (3.697 x 3.544m)

Carpeted, radiator, open fire, secondary glazed window with outlook to front.

### DINING ROOM

21' x 10'11" narrowing to 5'9" (6.40m x 3.33m narrowing to 1.75m)

Carpeted, radiator, window to side, double glazed patio doors to garden, serving hatch to kitchen, wall unit housing fuse board and electricity meter.

### KITCHEN

10'5" x 9'10" (3.18m x 3.00m)

Cream fronted wall and base units, double glazed window to side, stainless steel sink, 4 ring gas hob with extractor hood over, built-in oven and grill.

### UTILITY AREA

Plumbing for washing machine, cream fronted wall unit, door to garden.

### CLOAKROOM

WC, washbasin, window.

### STAIRS AND LANDING

Single glazed church style window to front.

### BEDROOM ONE

11'05" x 9'06" (3.48m x 2.90m)

Radiator, secondary glazed window with outlook to front, built-in cupboard.

### BEDROOM TWO

13'03" x 8'02" (4.04m x 2.49m)

Radiator, double glazed window with outlook to rear enjoying far reaching views.

### STUDY

9'07" x 5'06" (2.92m x 1.68m)

Radiator, double glazed window to rear, and built in shelving.

### BATHROOM

Radiator, double glazed frosted window, bath with Triton electric shower over, WC, pedestal wash hand basin, walls partly tiled, cupboard housing the Glow Worm combination boiler.

## GARAGE

Up and over door to front.

## OUTSIDE

Spacious driveway, gardens to front and rear, being mainly laid to lawn, paved area, greenhouse and outside water tap.

## DIRECTIONS

Whether you are coming from Stone Cross or Hailsham, turn off of the B2104 Hailsham Road onto Hankham Road, drive along Hankham Road for approximately 600 meters and then turn right into Foords Lane, continue to the end of Foords Lane and then turn right onto Hankham Hall Road and the property is the first on the right hand side.

## COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band E.

## REFERENCES & DEPOSITS

\* IMPORTANT \* Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount. The total deposit due on the property is the equivalent to five weeks rent.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email [lettings@taylor-engley.co.uk](mailto:lettings@taylor-engley.co.uk).

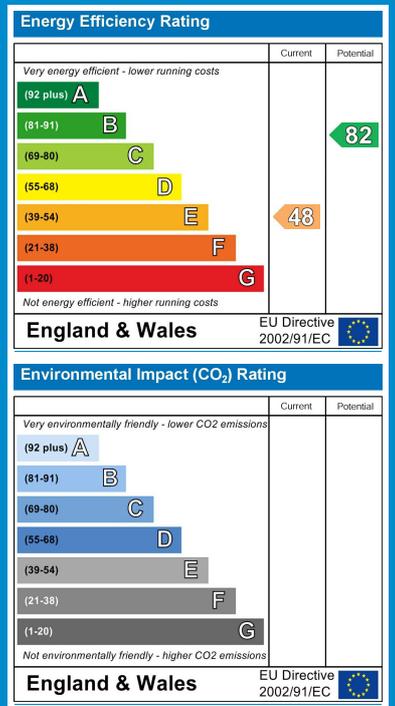
## MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective applicants that we have prepared these particulars 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 ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





**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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