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**Taylor Engley**



**8 Knights Garden, Hailsham, East Sussex, BN27 3JR**

**Asking Price £415,000 Freehold**

An opportunity arises to acquire this spacious **FOUR BEDROOMED DETACHED HOME**, located on the popular Knights Garden development in Hailsham. The property is considered to provide ideal family accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a Conservatory, kitchen/breakfast room, an integral garage and driveway parking. Internal viewing recommended. EPC=D.



The property is located on the popular Knights Garden development being within walking distance of Hailsham town centre which offers a range of local shops and supermarkets including Waitrose, Tesco and Morrisons. The Cuckoo trail for walking and cycling is close by and bus services serve the local area. A mainline railway station can be found at Polegate which is approximately three and a quarter miles distant and the coastal town of Eastbourne is approximately seven and a quarter miles distant and offer a comprehensive range of shopping facilities, mainline railway station.

**\* POPULAR KNIGHTS GARDEN DEVELOPMENT \* CONVENIENT LOCATION OF HAILSHAM TOWN CENTRE AMENITIES \* IDEAL FAMILY ACCOMMODATION \* LIVING ROOM \* CONSERVATORY \* FITTED KITCHEN/BREAKFAST ROOM \* CLOAKROOM \* FOUR BEDROOMS \* BATHROOM \* INTEGRAL GARAGE \* DRIVEWAY PARKING \* GARDENS \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \***



## The accommodation

Comprises:

Front door to:

### Entrance Hall

Radiator, under stairs storage cupboard, personal door to garage.

### Cloakroom

Low level wc with concealed cistern, wash hand basin with cupboard unit below, radiator, part tiled walls, tiled floor.

### Living Room

19'11 x 12'1 (6.07m x 3.68m)

Spacious room having fireplace with fitted gas fire, two radiators, window to rear and patio door opening to:

### Conservatory

9'8 max x 9'2 max (2.95m max x 2.79m max)

Pitched roof with two inset glazed windows, Dimplex electric heater, tiled floor, down lighters and ceiling light double doors opening to rear garden.

### Kitchen/Breakfast Room

15' max x 7'11 max (4.57m max x 2.41m max )

(maximum measurements include depth of fitted units)

Range of base and wall mounted cupboards, work tops with inset single drainer sink unit, under counter electric oven , induction hob with extractor fan over, dishwasher, under counter fridge, space and plumbing for washing machine, breakfast bar, outlook to front and door to side.

Stairs rising from hall to:

### First Floor Landing

Radiator to half landing and window to side, first floor landing area having linen cupboard, loft hatch to roof space.

### Bedroom 1

12'2 max x 11' max (3.71m max x 3.35m max)

Maximum measurements include depth of fitted furniture)

Range of matching fitted cupboards and drawer units, radiator, outlook to rear.

### Bedroom 2

9'11 x 8'4 (3.02m x 2.54m)

(9'11 extending to 10'11 max)

Built-in wardrobe cupboard, radiator, outlook to front.

### Bedroom 3

11' x 8'8 (3.35m x 2.64m)

(11' plus door recess)

Radiator, outlook to rear.

### Bedroom 4

8'4 x 7'7 (2.54m x 2.31m)

(7'7 extending to 8'7 max)

Built-in wardrobe cupboard, radiator, outlook to front.

### Bathroom

Bath with shower over having rainfall shower fitment and hand held shower fitment, shower screen and tiled surround, wash hand basin set into cabinet, low level wc with concealed cistern, chrome effect heated towel rail, fitted unit with cabinets and shelving, window to side.

### Integral Garage

17'11 max x 8'1 max (5.46m max x 2.46m max)

(maximum measurements include depth of internal pillars, fittings and structures, 17'11 max to door)

Electrically operated door to front, light and power, range of wall mounted cupboards, Ideal wall mounted gas fired boiler, consumer unit, personal door to entrance hall.

### Driveway Parking

Blocked paved driveway parking to front for approximately two cars.

### Front Garden

Having flower border and outside light.

### Rear Garden

Patio area adjacent to conservatory, lawned area flanked by flower borders with mature trees and shrubs, two decking areas, outside light, shed/store to side of property, gate to side.

### COUNCIL TAX BAND:

Council Tax Band - 'D' Wealden district Council.

### 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)

### 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 ENGLELY.



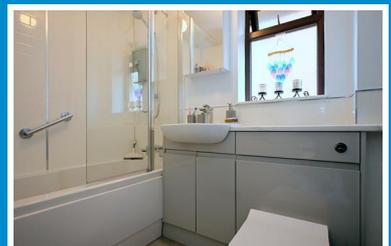


1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England & Wales	

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			
		EU Directive 2002/91/EC	
		England & Wales	

**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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