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Taylor Engley

5 Cobden Place, Hailsham, East Sussex, BN27 2BL
Price £225,000 Freehold

**** CHAIN FREE ** This delightful two bedroom cottage is centrally located in a convenient position, being within walking distance to the town centre amenities. The property has undergone extensive modernisation over the last few years, to include NEW BOILER AND UPDATED PLUMBING, RE-WIRED THROUGHOUT, NEW DOORS, REPLASTERING AND DECORATION, ROOF AND CHIMNEY WORKS AND NEW CARPETS AND FLOORING. EPC = E**

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 mainline railway stations at Polegate and has ample bus links and main road access A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. This traditional market town enjoys weekly livestock sales as well a stall market and boot fair. There are also monthly farmer's 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.

UPVC FRONT DOOR TO:

SITTING ROOM
12'3 x 11'7 (3.73m x 3.53m)
Sash double glazed window with outlook to front, wood laminate flooring, cupboard housing fuse board, fireplace with decorative brick surround, radiator, door leading into:

DINING ROOM
10'2 x 8'3 (3.10m x 2.51m)
Double glazed sash window to rear, radiator, large understairs storage cupboard with space for freezer, fitted pine stripped display cabinets with lighting, wood laminate flooring, further understairs storage cupboard, stairs to first floor, step down to the kitchen.

KITCHEN
10' x 5'8 (3.05m x 1.73m)
Fitted with a range of cupboards and drawers, worksurfaces, UPVC part glazed door to the rear courtyard, double glazed window to side, window to rear, wooden worksurfaces, butler sink unit with mixer tap, space for washing machine and fridge, space for electric cooker with extractor hood over, radiator.

STAIRS TO FIRST FLOOR

BATHROOM
7'5 x 5'8 (2.26m x 1.73m)
Fitted with a white suite, comprising bath with mixer tap and shower attachment, low level WC, washbasin, radiator, cupboard housing wall mounted Ideal gas boiler, secondary glazed window to side, Velux window.

BEDROOM ONE
11'9 x 11'8 max (3.58m x 3.56m max)
Double glazed sash window overlooking the front garden, radiator, cast iron feature fireplace.

BEDROOM TWO
10'3 x 9'6 max (3.12m x 2.90m max)
Double glazed sash window with outlook to rear, radiator, hatch to loft space, built-in storage cupboards, feature cast iron fireplace.

GARDEN TO FRONT
Brick pathway and brick herringbone style patio area, lawn, timber shed and fencing. Access is permitted via the garden of number six gate to a communal washing line.

REAR COURTYARD
Small courtyard area with outhouse and gate to rear access.

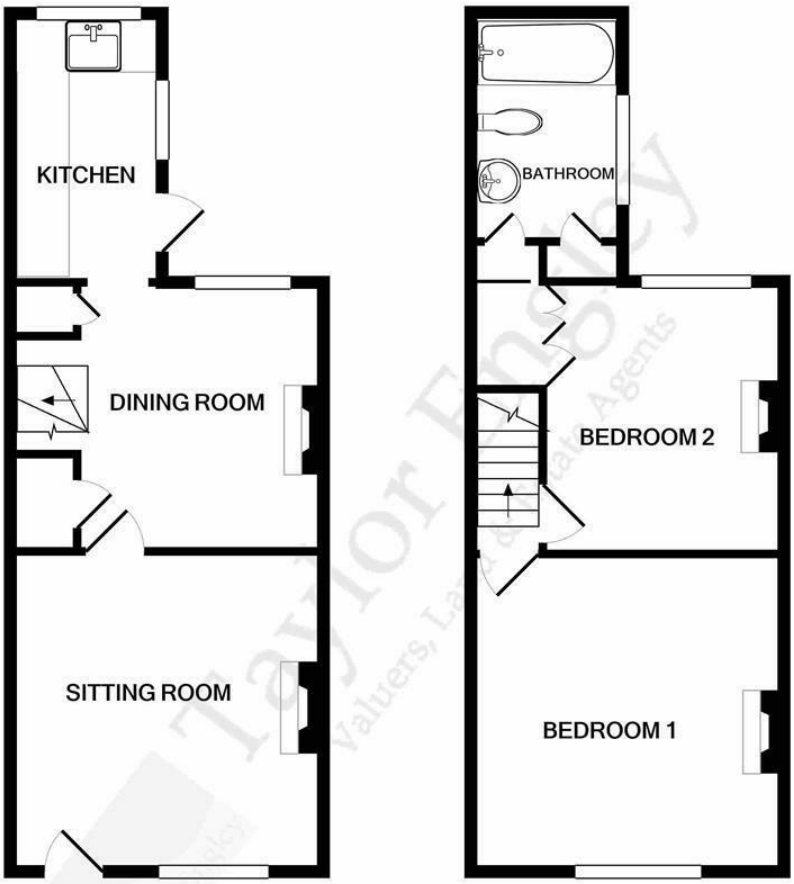
PLEASE NOTE:
We have been advised there is a single skin wall to part of the rear of the property.

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

COUNCIL TAX BAND:
Council Tax Band A.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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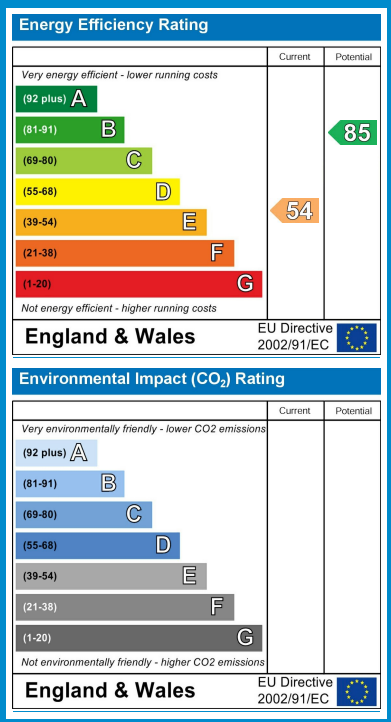

We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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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