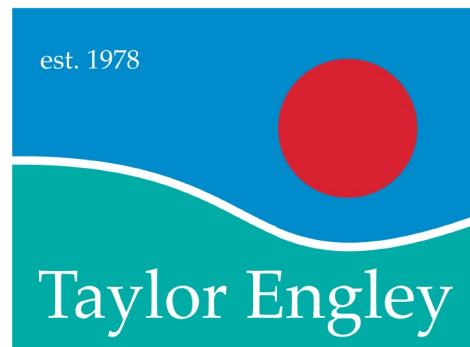


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**48 Cromer Way, Hailsham, East Sussex, BN27 3DW**  
**Price £275,000 Freehold**

**\*\* LARGE 70' (Approx) SOUTH FACING REAR GARDEN \*\*** Situated in a pleasant and sought after residential cul de sac is this two bedroom staggered, terrace home which is set well back from the road and is considered to be an ideal first time purchase. The property has a garage located within a nearby block and off road parking, double glazed throughout and gas central heating. EPC=C.



**\* 70' SOUTH FACING REAR GARDEN (APPROX) \* TWO DOUBLE BEDROOMS \* SHOWER ROOM/WC \* OPEN PLAN SITTING/DINING ROOM WITH SOLID WOOD PARQUET FLOORING \* FITTED KITCHEN \* OFF ROAD PARKING GARAGE \* GAS CENTRAL HEATING \* DOUBLE GLAZED \***

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.



## ACCOMMODATION COMPRISES

Part UPVC double glazed door leading into

## ENTRANCE HALLWAY

Radiator, stairs to first floor landing, door to

## SITTING ROOM/DINING ROOM

21'1 x 11'11 (6.43m x 3.63m)

Georgian style double glazed window into bay, parquet wood block flooring, radiator, television aerial socket, dining area has radiator parquet wood block flooring, double glazed French doors leading to the rear garden door to

## KITCHEN

9'11 x 7'2 (3.02m x 2.18m)

Fitted with wall and base units incorporating cupboards and doors, one and half bowl stainless steel sink unit with chrome mixer tap, part tiled, spaces for gas/electric cooker, washing machine and fridge freezer, wall mounted Gloworm gas boiler and controls, double glazed door to the rear garden,

## FIRST FLOOR LANDING

Doors to two bedrooms and bathroom

## BEDROOM ONE

11'11 x 11'2 (3.63m x 3.40m)

Georgian style double glazed bay window to front, radiator, access to loft space with pull down ladder , door to airing cupboard containing

## BEDROOM TWO

9'5 x 8'7 (2.87m x 2.62m)

Double glazed window overlooking the rear garden, radiator.

## SHOWER ROOM/WC

Modern large walk-in shower, washbasin with cupboards under, low level flush wc, heated towel rail, obscure double glazed window to rear.

## OUTSIDE TO FRONT

Spacious driveway to front.

## REAR GARDEN

Approximately 70' South facing rear garden with patio raised sleeper borders and pathway leading to the rear with hard standing and newly installed shed with pedestrian gate to the rear for rear access.

## GARAGE

The roof was recently replaced and the garage door has also been repainted recently.

## COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( C )

## 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)

## MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans 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.





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) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">88</span>  <span style="font-size: 1.5em;">71</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**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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