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









49 Mill Road, Hailsham, BN27 2HT
Offers In Excess Of £277,000 Freehold

Taylor Engley are pleased to bring to the market this WELL PRESENTED TWO BEDROOM SEMI DETACHED BUNGALOW offering a MODERN FITTED KITCHEN & SHOWER ROOM, two double bedrooms, large driveway, utility room and good size garden to rear. Gas fired central heating & sealed unit double glazing. EPC = D



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 PORCH
Wood effect laminate flooring, part obscure panel glass door in oak frame leading to:

LOUNGE
13'6 x 12'10 max (4.11m x 3.91m max)
Wood effect laminate flooring, television point, double glazed large bay window with outlook to front, radiator, glass door with oak frame leading to:

INNER HALLWAY
Hatch to loft space with fitted ladder, being part boarded and with light.

KITCHEN
11'05 max x 7'02 (3.48m max x 2.18m)
Fitted with a range of modern cupboards and drawers, built-in Bosch oven and four ring gas hob with extractor hood over, sink unit with brass mixer tap, integral dishwasher and fridge, cupboard housing the gas boiler, wine rack, double glazed porthole window to front and further window to side, wood effect laminate flooring, door to:

UTILITY ROOM
11'5 x 7'2" max (3.48m x 2.18m max)
Plumbing and space for washing machine and tumble dryer, work surface, space for fridge freezer, doors to front and rear.

BEDROOM ONE
10'5 x 10'5 (3.18m x 3.18m)
Wood effect laminate flooring, double glazed windows and door over looking the rear garden, radiator. (This room is currently used as a study).

BEDROOM TWO
10'9 into bay x 9'10 (3.28m into bay x 3.00m)
Double glazed bay window overlooking the rear garden, radiator.

SHOWER ROOM
Suite comprising walk-in shower, low level WC, vanity sink unit with drawer below, tiled walls and floor, double glazed window to side, extractor fan, chrome heated towel rail.

PARKING
Large driveway providing off road parking to front.

GARDEN
Mainly laid to lawn, patio areas, well stocked flowerbeds, fruit trees, outside tap, large shed.

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 C.

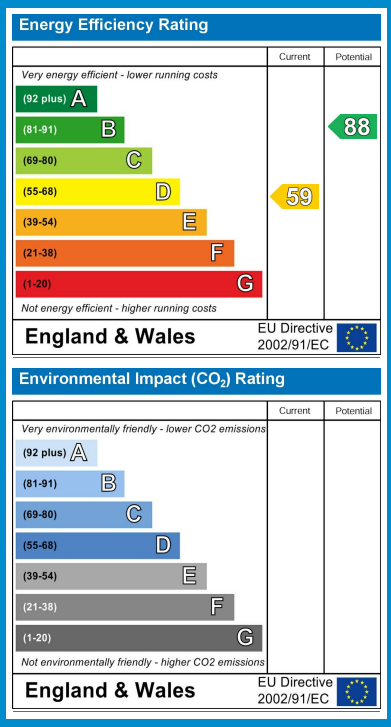
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

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









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.