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**Taylor Engley**



**14 Rickard Gardens, Hellingly, BN27 4DX**

**Price Guide £343,000 Freehold**

**Taylor Engley are pleased to bring to the market this extremely well presented three bedroom semi detached house located in the favoured Hellingly area. The property enjoys an IMPRESSIVE MODERN FITTED KITCHEN/DINER with doors opening in to the garden, GARAGE & DRIVEWAY, CONSERVATORY and an EN-SUITE SHOWER ROOM to the master bedroom. EPC = C**



The market town of Hailsham is located close by and 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 HALL \* MODERN FITTED KITCHEN/DINER \* CLOAKROOM/WC \* LOUNGE \* CONSERVATORY \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* TWO FURTHER BEDROOMS (ONE IS CURRENTLY USED AS A RESSING ROOM) \* FAMILY BATHROOM \* GARAGE \* DRIVEWAY \* GARDENS \***



## **FRONT DOOR TO:**

### **ENTRANCE HALL**

Karndeane wood effect flooring, radiator, understairs storage cupboard.

### **KITCHEN/DINER**

15'8 x 10'1 (4.78m x 3.07m)

Fitted with a modern range of high gloss cupboards and drawers, space for fridge freezer, washing machine, tumble dryer and dishwasher, built-in electric oven and hob with extractor hood over, one and a half bow sink unit, worksurfaces, breakfast bar, under unit lighting, radiator, double glazed window with outlook to front, French doors to the rear garden.

### **CLOAKROOM/WC**

White suite comprising low level wc, washbasin with cupboards below, radiator, double glazed window to rear.

### **LOUNGE**

15'9 x 12'8 max (4.80m x 3.86m max)

Double glazed window with outlook to front, two radiators, feature flame effect fire and surround, doors to:

### **CONSERVATORY**

10'3 x x 8'5 (3.12m x x 2.57m)

Karndeane wood effect flooring, doors to garden.

From the entrance hall, stairs rise to the first floor landing, with double glazed window to front, radiator and built-in cupboard.

### **BEDROOM ONE**

12'9 x 11'3 max (3.89m x 3.43m max)

Double glazed window with outlook to front, radiator.

### **EN-SUITE SHOWER ROOM**

White suite comprising wc, washbasin with cupboards below, shower, heated towel rail, double glazed window to rear, extractor fan, Karndeane wood effect flooring.

### **BEDROOM TWO**

15'4 narrowing to 7'8 x 8'8 (4.67m narrowing to 2.34m x 2.64m)

Radiator, double glazed window with outlook to front.

### **BEDROOM THREE**

11'7 x 6'7 max (3.53m x 2.01m max)

(currently used as a dressing room). Built-in wardrobe cupboards, radiator, double glazed window with outlook to rear.

### **FAMILY BATHROOM**

White suite comprising bath with mixer tap and shower attachment, low level wc, washbasin with cupboards below, heated towel rail, double glazed window to rear, extractor fan.

### **GARAGE**

Power and light.

### **TO FRONT**

Driveway parking for two cars, lawned area, well stocked flowerbeds. Further visitor parking spaces are available on the other side of the road.

### **TO REAR**

Patio areas, lawn, outside tap, well stocked flowerbeds.

### **PLEASE NOTE:**

We have been advised the current estate charges are £176.15 for the period 01/01/25 - 31/12/25. (All details concerning the terms of lease and outgoings are subject to verification).

### **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)

### **COUNCIL TAX BAND:**

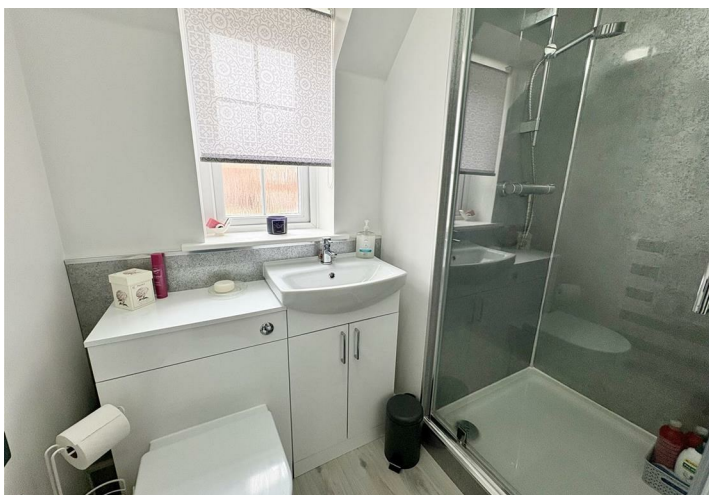
Council Tax Band D.

### **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:**

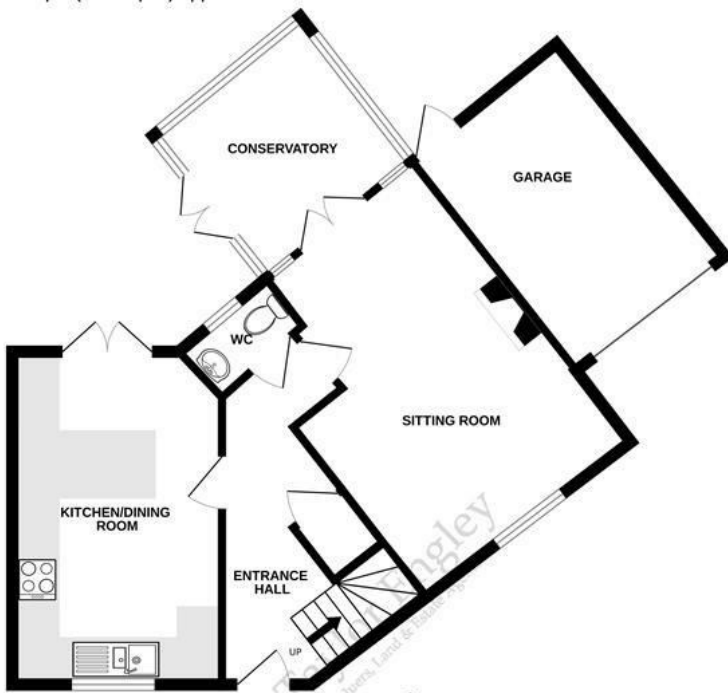
All appointments are to be made through TAYLOR ENGLELY.







GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.

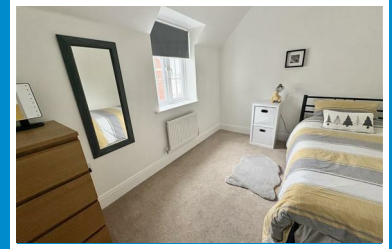


1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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) <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 energy efficient - higher running costs		
	78	82

England & Wales 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		

England & Wales 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.

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.