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**Taylor Engley**



**2, Southdown Villas Western Road, Hailsham, East Sussex, BN27 3DG**  
**Price £300,000 Freehold**

**\*\* CHAIN FREE \*\*** Taylor Engley are pleased to bring to the market the **SPACIOUS FOUR BEDROOM VICTORIAN TOWN HOUSE**, located in a convenient location, being within walking distance to the town centre amenities and Hailsham Recreation Ground. The property enjoys two reception rooms, a spacious kitchen/breakfast room, family bathroom and four bedrooms. **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.**





## **FRONT DOOR TO:**

### **ENTRANCE VESTIBULE**

Electric meter, fuse board.

### **HALLWAY**

Radiator.

### **SITTING ROOM**

14'0 x 11'5" (4.27m x 3.48m)

Double glazed bay window to front, feature fireplace, radiator.

### **DINING ROOM**

12'0 x 11'10 (3.66m x 3.61m)

Double glazed window with outlook to rear, radiator, understairs storage cupboard.

### **KITCHEN/BREAKFAST ROOM**

19'2 x 9'1 (5.84m x 2.77m)

Fitted with a range of cupboards and drawers, worksurfaces, sink unit, stone flooring, radiator, double glazed windows to side and rear overlooking the garden, wall mounted gas boiler, electric built-in cooker, built-in gas hob with extractor hood over, space and plumbing for washing machine, door to the garden.

From the hallway/dining room, stairs rise to the first floor landing.

### **BEDROOM ONE**

15'2 x 13 into bay (4.62m x 3.96m into bay)

Double glazed bay window to front, radiator, feature fireplace surround.

### **BEDROOM TWO**

11'11 x 9' (3.63m x 2.74m)

Double glazed window with outlook to rear, radiator, airing cupboard, built-in wardrobe cupboard, feature fireplace.

### **BEDROOM THREE**

9'5 x 7'10 (2.87m x 2.39m)

Double glazed window with outlook to rear, radiator, feature fireplace.



## **BATHROOM**

Suite comprising washbasin, bath with shower over, WC, double glazed window to side, radiator.

From the first floor landing, stairs rise to the second floor.

## **BEDROOM FOUR**

Double glazed window with outlook to front, Velux window to rear, eaves storage cupboard, two radiators.

## **REAR GARDEN**

Patio and lawned areas, gate to front.

## **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 ENGLE.











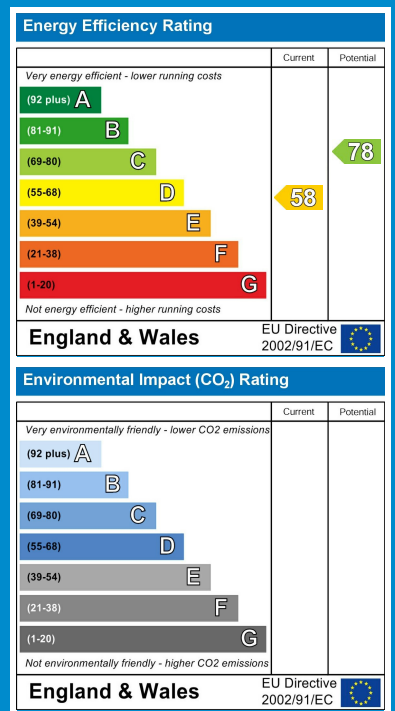




TOTAL FLOOR AREA : 1379 sq.ft. (128.2 sq.m.) approx.

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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**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.

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