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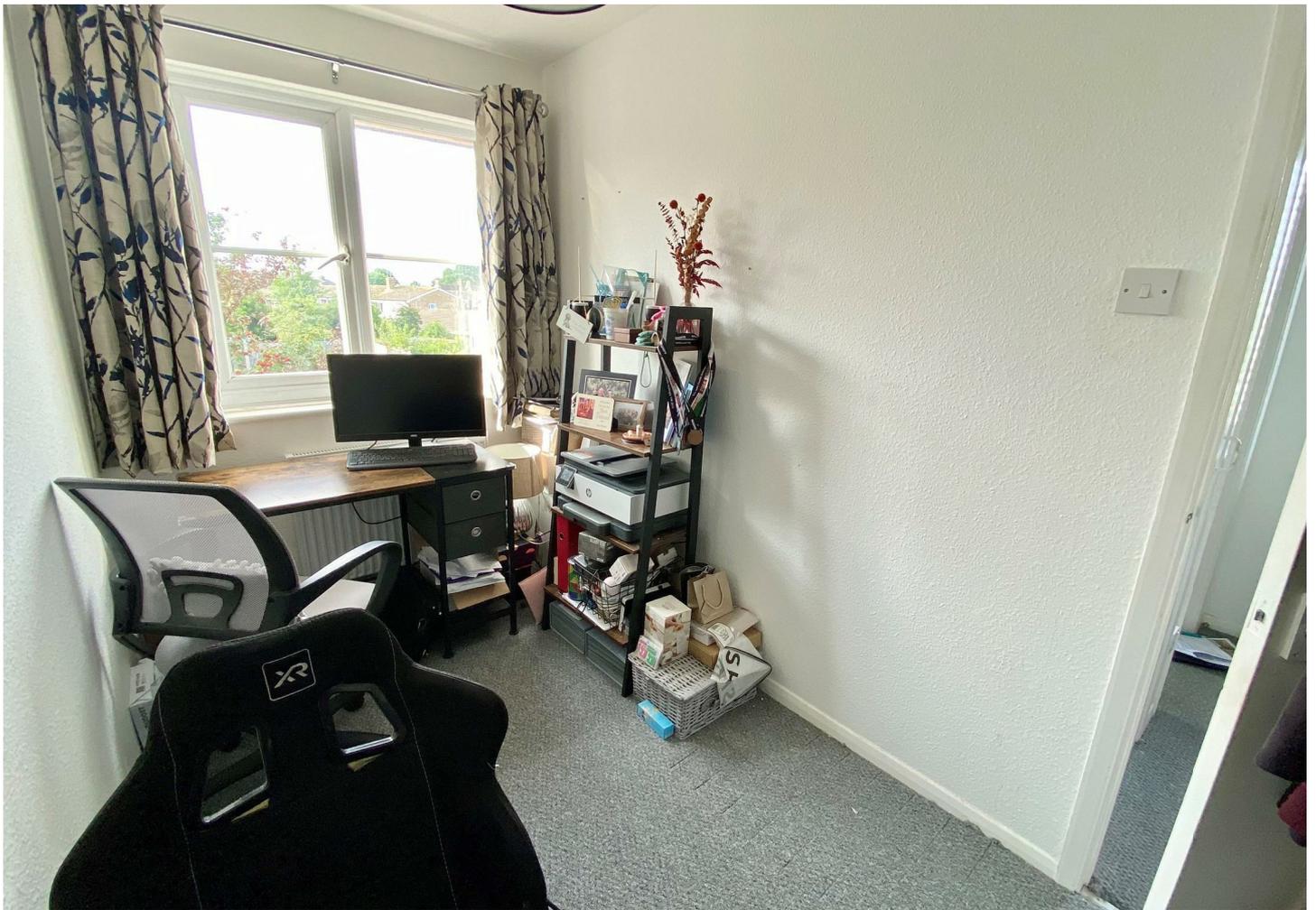
Taylor Engley



**8 Holywell Walk, Hailsham, East Sussex, BN27 2DP**

**Asking Price £249,900 Freehold**

**\*\* POTENTIAL TO EXTEND TO THE SIDE (subject to planning and consents) OFF ROAD PARKING FOR TWO VEHICLES \*\* lovely mews style property located in a cul-de-sac in Hailsham Town Centre. The location is superb being adjacent to the Cuckoo Trail, Common Pond and within a short stroll to Hailsham Town Centre where you will find an array of amenities. The property offers two bedrooms, sitting room, fitted kitchen, conservatory and modern bathroom/wc. Recent additions to the property are the fitment of radiators, gas boiler and fuse board - Viewing is highly recommended!!! EPC = C**



**ENTRANCE PORCH \* LIVING ROOM \* KITCHEN \* CONSERVATORY \* TWO BEDROOMS \* MODERN BATHROOM \* GARDENS TO FRONT, SIDE AND REAR \* TWO PARKING SPACES TO THE REAR \* RECENTLY INSTALLED RADIATORS, GAS CENTRAL HEATING BOILER AND FUSE BOX \* DOUBLE GLAZED \* ADJACENT TO THE CUCKOO TRAIL AND COMMON POND \* WALKING DISTANCE TO HAILSHAM TOWN CENTRE \* EPC TBC**

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.



## **UPVC PART GLAZED FRONT DOOR TO:**

### **ENTRANCE PORCH**

Storage cupboard housing gas and electric meters.  
Door to:

### **LIVING ROOM**

15'1" x 11'10" (4.60m x 3.61m)  
Double glazed bay window with outlook to front, radiator, small understairs storage cupboard, telephone point, television point. Door to:

### **KITCHEN**

11'9" x 7'7" (3.58m x 2.31m)  
Fitted with a range of white fronted cupboards and drawers, work surfaces, sink unit, space for cooker, washing machine and fridge freezer, double glazed windows to side and rear, radiator, door to:

### **CONSERVATORY**

12'5" x 7'6" (3.78m x 2.29m)  
Double glazed windows surround, door to garden.

From the living room, stairs rise to first floor landing with double glazed window with outlook to side, airing cupboard, hatch to loft space.

### **BEDROOM ONE**

11'11" x 8'6" (3.63m x 2.59m)  
Double glazed window with outlook to front, built-in cupboards and recessed area.

### **BEDROOM TWO**

10'8" x 5'7" (3.25m x 1.70m)  
Double glazed window with outlook to rear.

### **BATHROOM**

Modern bathroom suite comprising vanity washbasin with cupboard under, close coupled WC. bath with shower screen, chrome heated towel radiator, full tiled walls, obscure double glazed window to rear.

### **PARKING**

Two allocated parking spaces to rear of the property with gated access to the rear garden.

## **GARDEN**

Gardens to front, side and rear, mainly laid to lawn, patio area, timber shed, gate to rear parking. The area to the side of the property is considered to offer idea potential for an extension to the property (subject to planning consent).

## **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.

## **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 - B

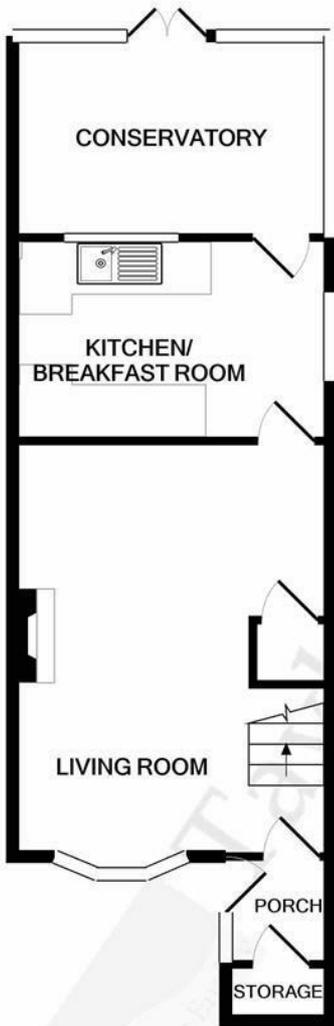
## **VIEWING ARRANGEMENTS**

All appointments are to be made through TAYLOR ENGLEBY.

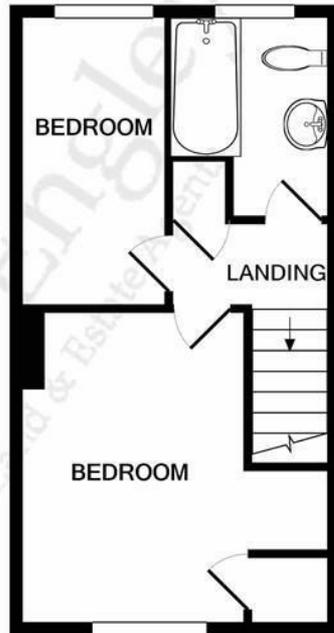








GROUND FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 273 SQ.FT.  
(25.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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