

**Valuers, Land & Estate Agents**

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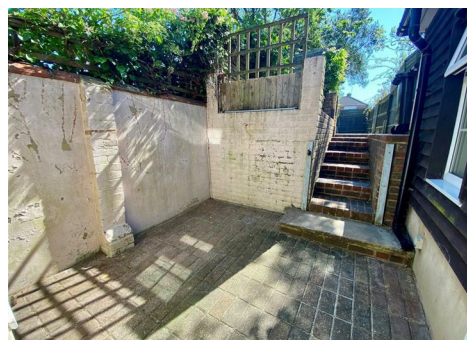
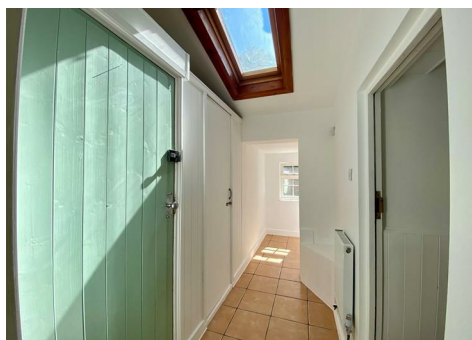
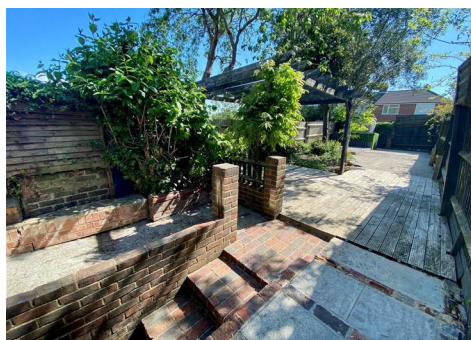
[eastbourne@taylor-engley.co.uk](mailto:eastbourne@taylor-engley.co.uk)

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est. 1978



**Taylor Engley**



**28 Battle Road, Hailsham, East Sussex, BN27 1DS**

**£1,200 Per Month**

**AVAILABLE TO RENT** this Delightful period cottage presents an excellent opportunity for families and individuals alike. With **THREE** bedrooms and an additional loft room, this property offers ample space for comfortable living and the potential for personalisation to suit your needs. The downstairs bathroom adds convenience, making daily routines effortless. The heart of the home is complemented by a large garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Location is key, and this property is ideally situated within walking distance to the town centre, where you will find a variety of shops, cafes, and local amenities. The vibrant community of Hailsham offers a blend of modern conveniences and a welcoming atmosphere, making it an ideal place to call home. EPC - D



**\* THREE BEDROOMS \* CONVERTED LOFT ROOM \* SITTING ROOM \* KITCHEN \* DOWNSTAIRS BATHROOM \* STORE ROOM \* DOUBLE GLAZED THROUGHOUT \* LARGE REAR GARDEN \* GAS CENTRAL HEATING \* WALKING DISTANCE TO HAILSHAM TOWN CENTRE \***

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

UPVC double glazed door leads from the front into sitting room and further door leads to a shared passageway with door leading into

## INNER HALLWAY

Radiator, skylight, built in cupboard with shelving and cloak hooks, Georgian style double glazed window to the courtyard, obscure UPVC double glazed door leading to the rear courtyard, cold water tap.

## STORE ROOM

Power sockets, obscure double glazed window to side, further double glazed window, wood effect laminate flooring.

## UTILITY AREA

Shelving, built in storage cupboard, tiled floor door to

## BATHROOM/WC

White suite comprises of low level flush wc, pedestal wash hand basin, panel bath with hand held shower over with bi-folding doors, fully tiled walls and floor, wall mounted ALfa gas boiler, radiator with decorative cover, obscure double glazed window.

## KITCHEN/DINER

Tiled floor, kitchen is fitted with wall and base units incorporating cupboards and drawers, spaces for washing machine and cooker, stainless steel sink drainer unit with chrome mixer tap, part panel walls, under stairs storage cupboard open plan to

## SITTING ROOM

Georgian style UPVC double glazed window to the front, half wood paneled walls, radiator, UPVC entrance door with half moon glazed window, stairs to first floor landing, cupboard housing the fuse box, fireplace with exposed brick with wood burning stove and wood mantle surround and shelf.

## FIRST FLOOR LANDING

Wood half panel walls, radiator with decorative cover, glazed decorative window to the master bedroom.

## BEDROOM TWO

Radiator, half wood panel walls, UPVC double glazed window to the rear garden.

## BEDROOM THREE

Half wood panel walls, built in shelving, radiator with decorative cover, obscure double glazed window to the rear, door to walk in wardrobe with shelving, light and fuse box.

## BEDROOM ONE

Georgian style double glazed window to the front, half wood panel walls, radiator, period cast iron fireplace with wood mantle surround and shelf, fitted shelving flanking both sides of the fireplace, further radiator with decorative cover, stairs lead to the the loft room.

## LOFT ROOM

Velux window and blind to the rear garden, built in eves cupboards, power sockets.

## REAR GARDEN

Enclosed courtyard with steps up to the main area of the garden, decked area with arbour and further decked area to the rear, garden is enclosed with panel fencing.

## COUNCIL TAX BAND:

Council Tax Band - B - Wealden District Council.

## 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)

## VIEWING ARRANGEMENTS

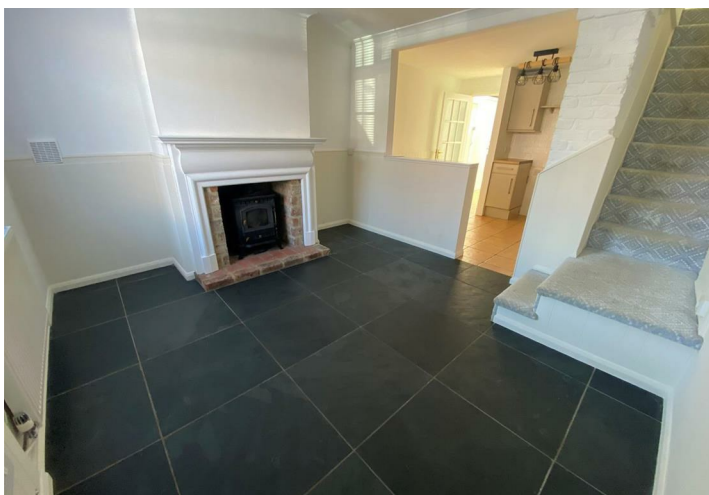
All appointments are to be made through TAYLOR ENGLELY.

## REFERENCING AND HOLDING PAYMENTS

\* IMPORTANT \* Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

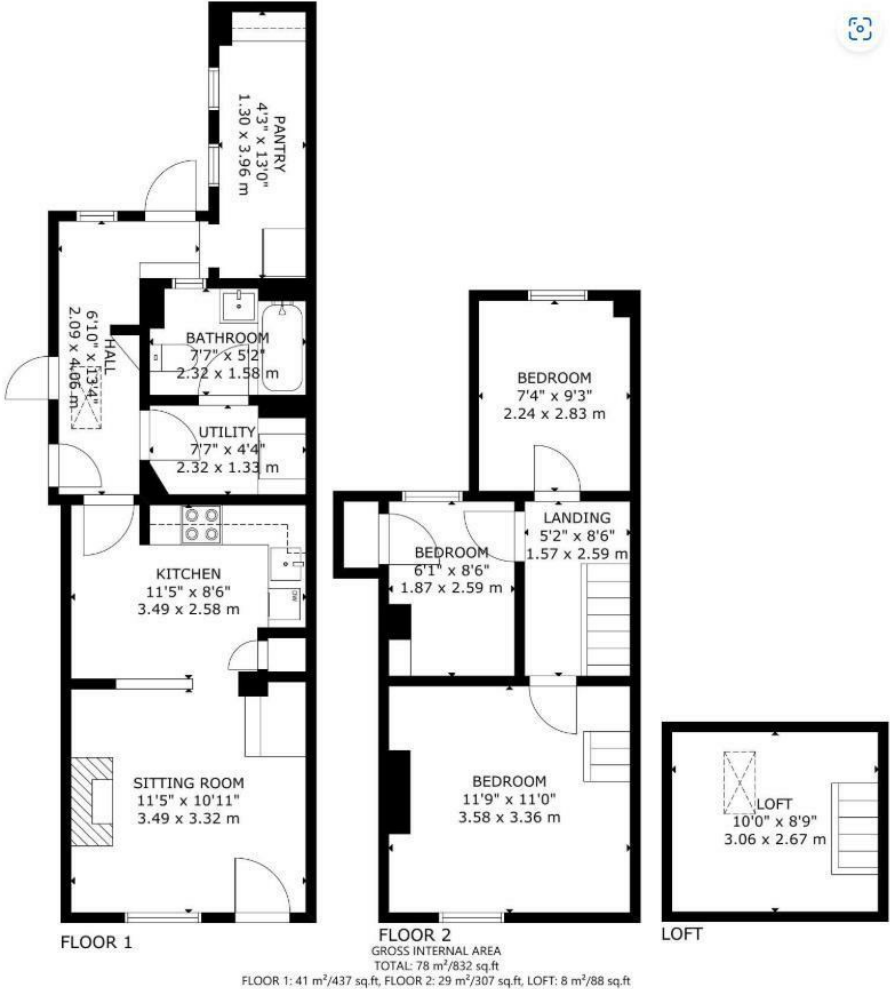
If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email [lettings@taylor-engley.co.uk](mailto:lettings@taylor-engley.co.uk).









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<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.

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.