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**Taylor Engley**



**65 The Cedars, Hailsham, East Sussex, BN27 1TU**

**Price £189,950 Freehold**

**\*\* CHAIN FREE \*\* Peaceful location on a popular residential retirement complex (for the over 55's) adjacent to the Cuckoo Trail. One bedroom semi detached bungalow with a good size rear garden and comprises of spacious entrance hallway, sitting room with doors to a conservatory, bedroom with built in wardrobes and bathroom/wc. Other benefits include double glazing throughout, communal parking, a site manager and communal garden, both cats & dogs generally accepted (subject to prior approval and conditions). EPC = D**



**\* CHAIN FREE \* ONE BEDROOM BUNGALOW \* LARGE HALLWAY \* FITTED KITCHEN \* BATHROOM/WC \* BEDROOM WITH BUILT IN WARDROBE \* SITTING ROOM \* CONSERVATORY \* GARDEN TO FRONT \* GOOD SIZE REAR GARDEN WITH SIDE ACCESS \* DOUBLE GLAZED \* ELECTRIC RADIATORS \* 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.



## ACCOMMODATION COMPRISES

Double glazed sliding door leading into

### ENTRANCE PORCH

5'11 x 2'6 (1.80m x 0.76m)

Carpeted, cupboard housing the fuse box, light, decorative part glazed composite door leading into

### HALLWAY

7'6 x 6'11 (2.29m x 2.11m)

Night storage radiator, hatch to loft space, humidity/pollen filter, fitted blinds, cupboard housing hot water tank with shelving over.

### BATHROOM

6'3 x 6'10 (1.91m x 2.08m)

Panel bath with chrome telephone style mixer taps and hand held shower attachment, low level flush wc, pedestal wash hand basin, part tiled, electric heated towel radiator, obscure double glazed window to front with fitted blinds, inset ceiling spot lights.

### KITCHEN

8'6 x 6'11 (2.59m x 2.11m)

Fitted with a range of wall and base units incorporating cupboards and drawers, spaces for cooker, washing machine and fridge freezer, ample work top space, composite sink drainer unit with chrome mixer tap, double glazed window to front with fitted blinds, cupboard housing the consumer unit, extractor fan, part tiled.

### SITTING ROOM

13'5 x 12'2 (4.09m x 3.71m)

Television aerial socket, double glazed window to the rear, sliding patio doors leading to conservatory, night storage radiator, telephone socket, fireplace with marble insert and hearth with decorative surround and mantle.

### BEDROOM

10'10 x 10' (3.30m x 3.05m)

Double glazed window overlooking the rear garden with fitted blinds, television aerial socket, built in

wardrobe with hanging rail and shelf with mirrored fronts.

### CONSERVATORY

7'8 x 7'9 (2.34m x 2.36m)

Power sockets, light, polycarbonate roof, double glazed windows surround, sliding door to the rear garden.

### REAR GARDEN

Patio leading to area of grass, shed and gated side access to the front.

### N.B

Estate charges are currently set at £197.44 per calendar month and is Managed by Anchor (all details concerning the outgoings are subject to verification).

### COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( C )

### 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)

### 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.

### VIEWING INFORMATION

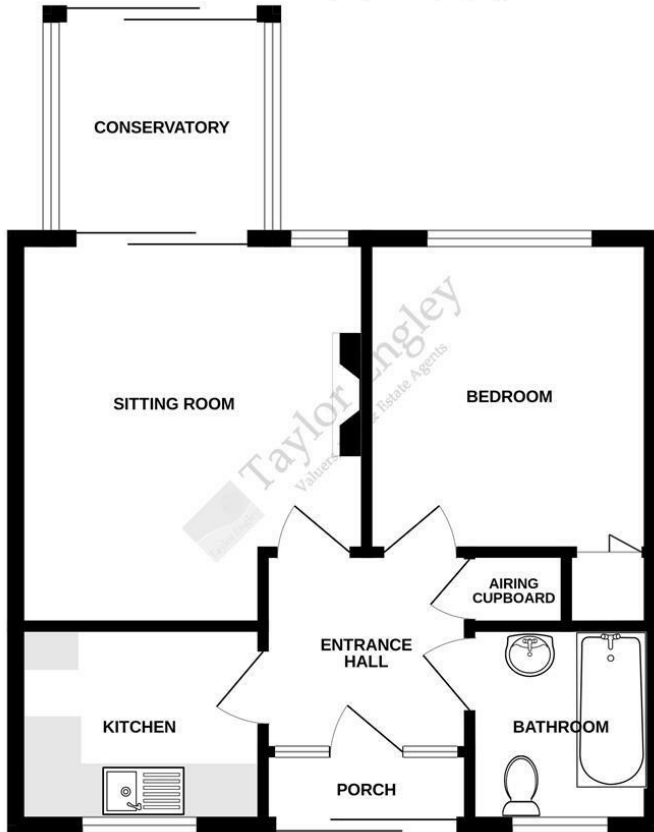
To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.







GROUND FLOOR  
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.7 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>  |  |                         | <b>91</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>61</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| 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) <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 |  |                         |           |
| <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.

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