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**Taylor Engley**



**15 Fairisle Close, Hailsham, BN27 3HD**

**Price £280,000 Freehold**

**Taylor Engley are pleased to bring to the market this CHAIN FREE, two bedroom semi detached bungalow, situated in a highly sought after cul-de-sac location in North Hailsham. The property benefits from a large driveway, garage, conservatory, gas fired central heating and sealed unit double glazing. EPC = TBC**





**\* ENTRANCE HALL \* LOUNGE \* KITCHEN \* TWO BEDROOMS \* CONSERVATORY \* GARAGE \*  
SPACIOUS DRIVEWAY \* GARDENS \***





## **FRONT DOOR TO:**

### **ENTRANCE HALL**

Radiator, airing cupboard housing hot water cylinder, hatch to loft space.

### **SITTING ROOM**

18'6 x 10'10 max (5.64m x 3.30m max)  
Double glazed window with outlook to front, feature fireplace, radiator.

### **KITCHEN**

10'5 x 9'8 (3.18m x 2.95m)  
Fitted with a range of white cupboards and drawers, wall mounted gas boiler, radiator, worksurfaces, single drainer sink unit, space for oven washing machine and fridge freezer, door to garden, sliding window to conservatory.

### **BEDROOM ONE**

14'8 x 10'2 max (4.47m x 3.10m max)  
Patio doors to:

### **CONSERVATORY**

15'5 x 9'1 narrowing to 6' (4.70m x 2.77m narrowing to 1.83m)  
Night storage heater, French doors to garden.

### **BEDROOM TWO**

9'9 x 8'5 (2.97m x 2.57m)  
Radiator, double glazed window with outlook to front.

### **BATHROOM**

White suite comprising low level WC, washbasin, bath with Triton shower over, double glazed window to side, radiator.

### **OUTSIDE**

Spacious patio area to side with timber summerhouse, lawned area with mature shrubs, gate to side, outside tap.

### **GARAGE & PARKING**

Large driveway leading to the garage with up and over door 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 C.

## **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 ENGLEBY.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<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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