

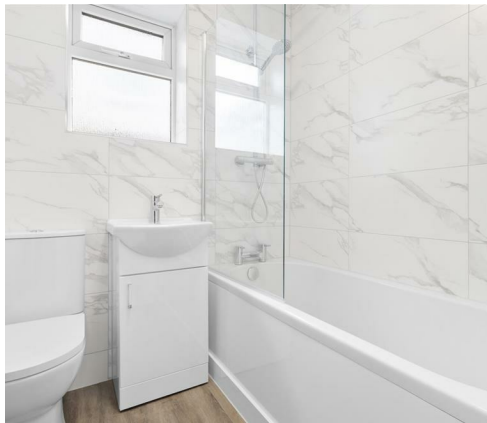


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new
instruction



Hawks Town Gardens, Hailsham, BN27

Freehold | Bungalow - Link Detached | 3 Bedrooms

A link detached three bedroom bungalow that has been renovated by the current owners and now offers a new kitchen, bathroom and flooring. Externally the property has off road parking for several vehicles with front and rear gardens mainly laid to lawn. Enjoying a pleasant outlook of the central green space this bungalow has a lot to offer.

FOR SALE
FREEHOLD
£312,000

Location

Set around a central communal green space the bungalow is located within a popular residential area of Hailsham. With easy access to local schools, facilities and connections onto the A22 this property is perfectly located. Approximately one and half miles away is Hailsham High Street, with an array of shops.

Approach

To the front of the property there is a lawn area which is bordered by fencing. Driveway which has space for several vehicles leads to the side of the bungalow where the front door is located.

Entrance 3'6" x 3'6" (1.07m x 1.07m)

Tiled floor and door opening to living room.

Living Room 20'0" x 8'9" and 14'6" x 10'9" - I shaped (6.10m x 2.67m and 4.42m x 3.30m - I shaped)

Dual aspect with double glazed windows to the front and side of property. Ceiling lights, radiators, power points and electric inset fireplace. Wood effect laminate flooring. Archway to hall leading to bedrooms and shower room.

Kitchen 9'8" x 8'8" (2.95m x 2.64m)

A newly fitted kitchen finished with grey gloss cabinetry and wood effect worktop. One and half bowl stainless steel sink with mixer tap. Integrated ceramic hob, cooker and extractor over. Also integrated is a slimline dishwasher. Cupboard housing IDEAL gas combination boiler. Pendant light. Space for tall fridge freezer. Glazed door and window to utility area. Wood effect laminate floor.

Utility Area 10'10" x 5'1" (3.30m x 1.55m)

Dual aspect with double glazed windows and doors to the front and back of the property. Pendant light, power points and plumbing for washing machine. Water tap.

Hallway 12' x 2'6" (3.66m x 0.76m)

Wood effect laminate flooring. Hatch to loft.

Bedroom One 9'11" x 8'8" (3.02m x 2.64m)

Double glazed window to rear garden. Pendant light, wall mounted double socket, radiator and new carpet.

Bedroom Two 9'2" x 8'10" (2.79m x 2.69m)

Double glazed window to rear garden. Pendant light, double power points x 2, radiator and new carpet.

Bedroom Three 15'1" x 7'4" (4.60m x 2.24m)

Dual aspect with double glazed window to front of property and opaque double glazed window to the rear of the property. Double power points x 2, wall lights x 2, radiator and wood effect laminate flooring.

Bathroom 6' x 5'8" (1.83m x 1.73m)

Newly fitted white suite with paneled bath having

mixer tap and thermostatic shower over with rainfall shower head. Glazed shower screen. Toilet and basin with storage beneath. Fully tiled walls, laminate flooring and double glazed window obscured glass.

Rear of Property

Centre of the garden is laid to lawn with sections covered with beach pebbles. Decked seated area and patio area. Shed for additional storage. Mature tree and some planted borders. Outside tap at side of property.

Additional Information

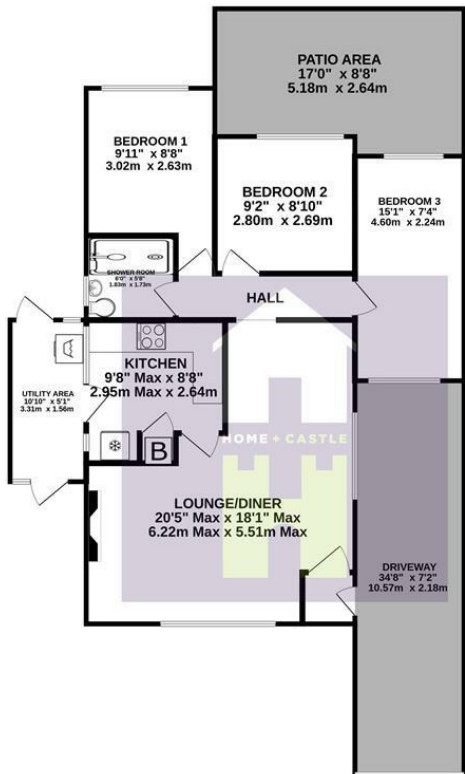
Council Tax Band: D - Wealden

EPC Rating: D

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

Floor Plan

GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.

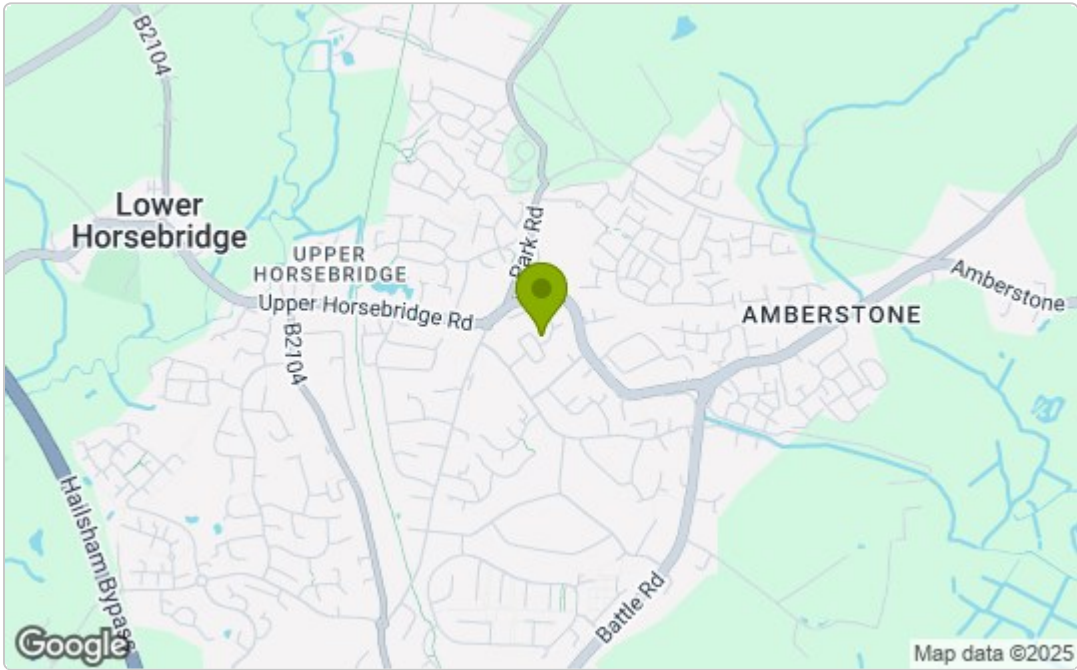


3 BEDROOM BUNGALOW

TOTAL FLOOR AREA: 782 sq.ft. (72.6 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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

