



**HOME + CASTLE**  
ESTATE AGENTS

**Home and Castle Estate Agents**  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)

**VIEWING HIGHLY  
RECOMMENDED**



**new  
instruction**



## Milland Road, Hailsham, BN27 1TQ

Freehold | Bungalow - Detached | 3 Bedrooms

This detached three bedroom bungalow has been extended to offer spacious accommodation, ready for new owners to put their own style and design on it. Properties of this size are a rarity in this neighbourhood, with schools and the town's High Street all within the locality. The master bedroom has been extended to offer an extremely spacious room, complete with dressing area and en suite. There's also two reception rooms plus a conservatory and separate kitchen. Southerly facing rear garden, a single garage and off road parking complete the property. Offered to the market with no onward chain.

**FOR SALE**  
**FREEHOLD**  
**£400,000**

### Location

Milland Road is set within a popular residential area of Hailsham, with the local High Street being less than a mile away. Main bus routes can be accessed on the neighbouring Battle Road. Schools for all ages are nearby including the neighbouring Hailsham Academy.

### Approach

The front garden is mainly laid to lawn with two flower beds offering an array of plants and colour. A block paved driveway and pathway leads to the front door.

### Lobby

A uPVC glazed door with stained glass features opens into the lobby. Tiled flooring, ceiling light and door into garage.

### Hallway

A welcoming and spacious area which has storage cupboards, radiators, ceiling lights and loft hatch. There's tiled flooring which in turn leads to carpet. Two ceiling light tunnels.

### Cloakroom

Toilet with concealed cistern, vanity unit with storage below and basin. Double glazed window with obscured glass, ceiling light, radiator and tiled flooring.

### Kitchen 12'8" x 10'5" maximum of (3.87 x 3.19 maximum of)

Fitted with a comprehensive range of wall and floor units finished with white cabinetry and complementary stone effect worktop including a breakfast bar. Gas hob, with extractor over and eye level double oven. Space for washing machine, dishwasher and fridge freezer. Tiled flooring, radiator, spacious larder cupboard and uPVC door to the side aspect. Fully tiled walls, window set over the sink which looks through to the conservatory and onward to the garden.

### Reception Room 18'11" x 13'4" (5.77 x 4.07)

A well proportioned and light room which has glazed doors leading out to the conservatory and second reception room. Ceiling and wall lights, fireplace, carpet and powerpoints.

### Second Reception Room 15'1" x 8'10" (4.60 x 2.71)

This dual aspect room has a large double glazed window overlooking the landscaped rear garden, as well as a glazed window with obscured glass to the side aspect. Tiled flooring, electric wall heater, ceiling light and sliding glazed door leading through to the conservatory.

### Conservatory 15'5" x 12'11" maximum (4.7 x 3.94 maximum)

A glazed pitched roof, with opening window vents, and double glazed windows with some having stained glass panes. Double glazed patio doors lead out to the rear

garden. Radiators, tiled flooring, powerpoints and ceiling light with fan.

### Bathroom 9'10" x 8'9" (3.02 x 2.67)

This well proportion room is well equipped with both a Jacuzzi style bath and a separate shower cubicle which also has built in jets and two shower heads. Toilet, pedestal basin with mirrored cabinet over. Chrome ladder radiator, fully tiled walls and floor, ceiling lights and two double glazed windows with obscured glass.

### Bedroom Three 8'9" x 8'3" (2.67 x 2.52)

Built in storage, double glazed window to the front aspect, radiator, carpet, ceiling light and powerpoints.

### Bedroom Two 13'1" x 9'6" (4.00 x 2.90)

Built in wardrobes, double glazed window to the front aspect, radiator, carpet, ceiling light and powerpoints.

### Bedroom One 16'2" x 15'3" maximum of (4.94 x 4.67 maximum of)

This room has been extended and offers a range of built in wardrobes and double glazed french doors to the rear garden. Carpet, radiators, ceiling lights and powerpoints.

### En suite 8'1" x 6'0" (2.48 x 1.85)

A wet room, complete with shower area, vinyl flooring and fully tiled walls. Toilet, basin with storage beneath and above, ceiling lights and chrome ladder radiator. Double glazed window with obscured glass.

### Garage 21'1" x 9'0" (6.43 x 2.75)

Up and over door, powerpoints, window and meters.

### Rear Garden

The southerly facing garden has been landscaped with a selection of plants and shrubs set within beds. The remainder of the garden is considered to be low maintenance with paved areas and a deck area. Shed, summerhouse and wooden fencing.

### Additional Information

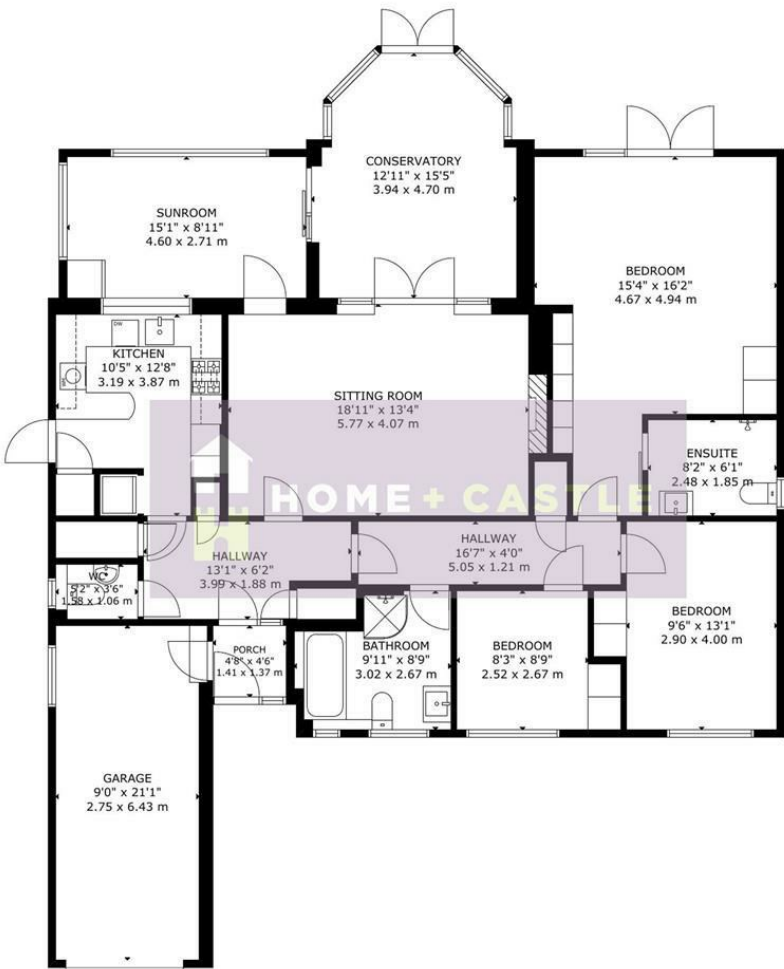
EPC Rating: C

Council Tax Band: 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.

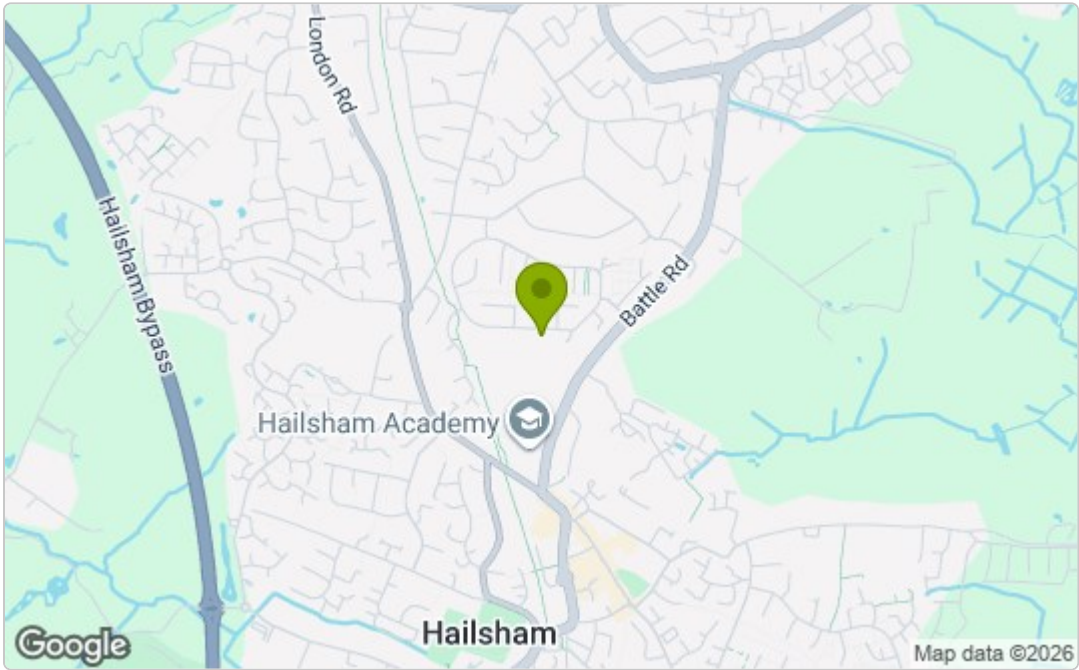


Floor Plan

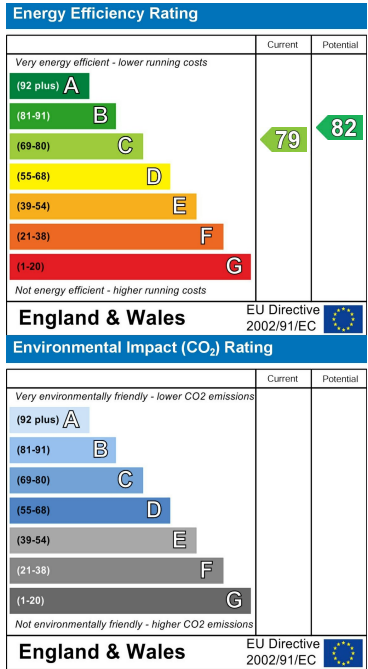


GROSS INTERNAL AREA  
TOTAL: 150 m<sup>2</sup>/1,617 sq.ft  
FLOOR 1: 150 m<sup>2</sup>/1,617 sq.ft  
EXCLUDED AREA: GARAGE: 18 m<sup>2</sup>/192 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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.