



BROOK GAMBLE



2 Capella Path, Hailsham, BN27 2JY

£257,500

Brook Gamble offer to the market this GOOD SIZED THREE BEDROOM HOUSE OVERLOOKING PLAYING FIELDS. The property enjoys a 17' LIVING ROOM and a 14'10" x 9' KITCHEN/BREAKFAST ROOM. The ground floor also boasts a 17'10" CONSERVATORY, a CLOAKROOM and UTILITY ROOM. The two principal bedrooms benefit from BUILT-IN WARDROBES, with further benefits including gas central heating and uPVC double glazing. Viewing is considered essential. Sole Agents.

Frosted uPVC double glazed front door and side screen to:

Entrance Hall

Cloaks cupboard. Under stairs storage recess. Radiator.

Lounge 17'5" x 11'2" (5.31m x 3.40m)

Stone display plinths with wooden mantle over. Radiator. uPVC double glazed window to front.

Kitchen/Breakfast Room 14'10" x 9'0" (4.52m x 2.74m)

Single drainer sink unit with mixer tap and cupboard below. Further drawer and base units with work surfaces over. Space for gas cooker. Space and plumbing for dishwasher. Space for fridge. Space for freezer. Wall units. Part tiling to walls. uPVC double glazed window to rear.

Utility 8'6" x 5'5" (2.59m x 1.65m)

Space and plumbing for washing machine with work surface over.

Cloakroom

Low level WC. Wash basin. Extractor fan. Frosted uPVC double glazed window to rear.

Conservatory 17'10" x 7'7" (5.44m x 2.31m)

uPVC double glazed windows to three sides. uPVC double glazed double doors to rear garden.

Stairs, from entrance hall, to:

First Floor Landing

Hatch to loft.

Bedroom 1 11'5" x 9'10" (3.48m x 3.00m)

(Measurements exclude depth of built-in wardrobes and door recess). Built-in wardrobes. Radiator. uPVC double glazed window to front with views over playing fields.

Bedroom 2 13'1" x 9'1" (3.99m x 2.77m)

(Measurements exclude depth of built-in wardrobe cupboards). Built-in wardrobe cupboards. Linen cupboard. Cupboard housing wall mounted gas boiler. Radiator. uPVC double glazed window to rear.

Bedroom 3 11'7" max x 7'9" max (3.53m max x 2.36m max)

Radiator. uPVC double glazed window to front overlooking playing fields.

Shower Room

Shower cubicle with wall mounted shower unit and glazed screen. Wash basin inset into vanity unit with cupboard below. Low level WC. Radiator. Tiled walls. Frosted uPVC double glazed window to rear.

Outside

The property enjoys the benefits of front and rear

gardens. The front garden is laid to lawn.

The rear garden is mainly laid to lawn with flower beds. Enclosed by timber fencing with gate for rear access.

The property has solar panels on the roof which are on a lease running to 2037.

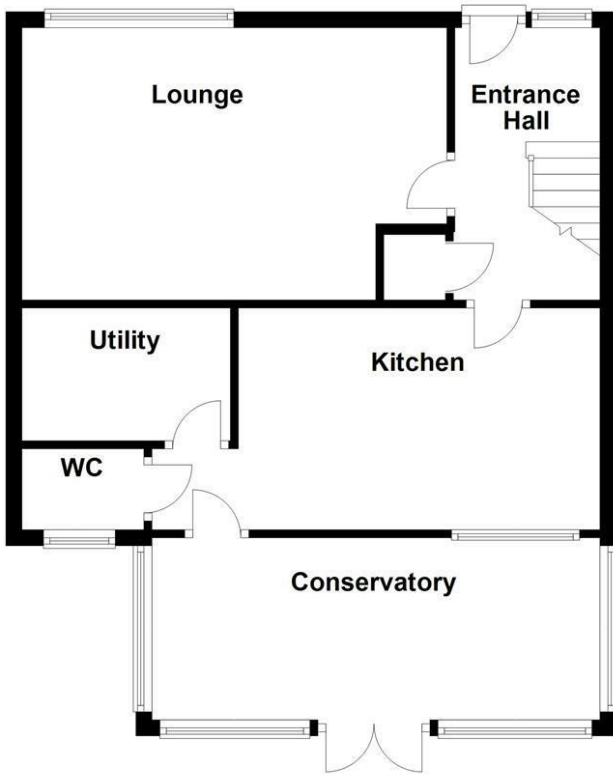
Other Information

Council Tax Band B

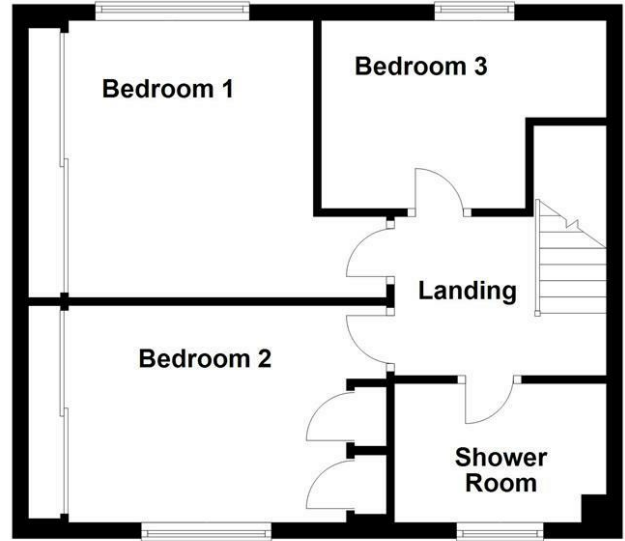
Total floor area 101 square metres

Floor Plan

Ground Floor

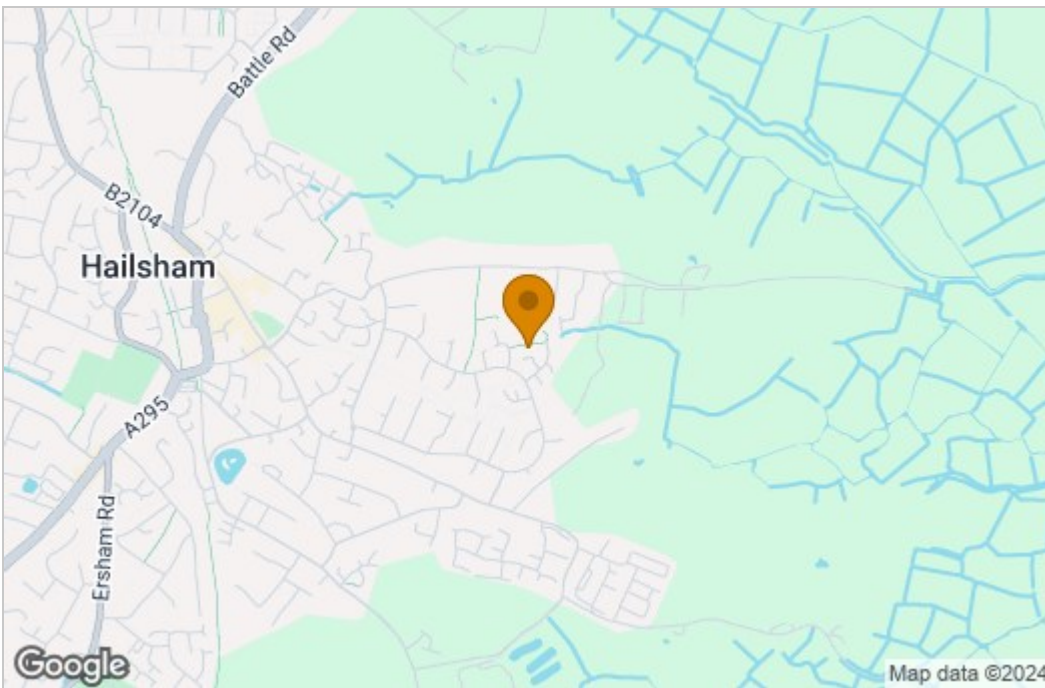


First Floor

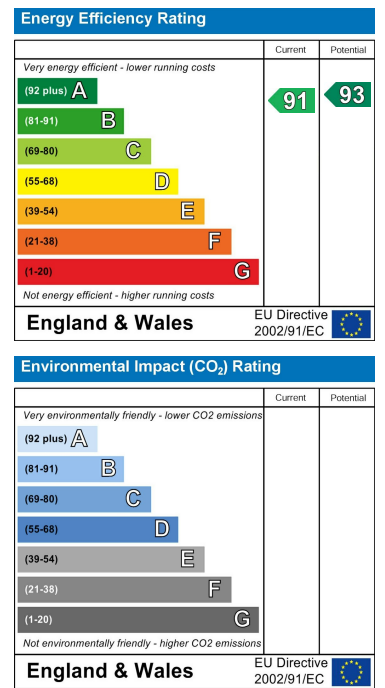


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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