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4B Summerfields Avenue, Hailsham, BN27 3BP

Price £375,000 Freehold

CHAIN FREE - Desirable area of Summerfields Avenue, Hailsham, this well appointed semi-detached house presents an excellent opportunity for both families and first-time buyers. The property boasts three bedrooms, including a master suite complete with an en-suite shower room, ensuring comfort and privacy for all residents. Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and spacious, allowing for a seamless flow between living areas. One of the standout features of this property is the gated off-road parking, this added convenience enhances the appeal of the home, making it ideal for those with multiple cars or visitors. Situated in a great location, this property is chain-free, allowing for a smooth and straightforward purchase process.

Whether you are looking to settle down in a friendly community or seeking a sound investment, this home offers a perfect blend of comfort and convenience. EPC - C



*** CHAIN FREE * THREE BEDROOM SEMI-DETACHED HOUSE * CLOAKROOM * SITTING/DINING ROOM * KITCHEN * EN-SUITE TO MASTER BEDROOM * FAMILY BATHROOM * OFF ROAD PARKING * GARAGE * REAR GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZED THROUGHOUT - EPC - C**

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

Obscure part glazed UPVC door leading into

ENTRANCE HALLWAY

Fitted wipe mat, power socket, radiator, stairs to first floor landing, wall mounted thermostat control. Door to built in cupboard which measures 6'8 x 1'7 housing the fuse box, the space wraps round to under the stairs.

CLOAKROOM

4'9 x 2'8 (1.45m x 0.81m)

Low level flush wc, radiator, obscure double glazed window to side, extractor fan.

SITTING ROOM

29'9 into the dining area x 10'8 (9.07m into the dining area x 3.25m)

Open plan to the dining room. Sitting room area has bay window to front with UPVC double glazed window to front, radiator, television aerial, fireplace with marble hearth and decorative wood surround and mantle, the dining area has radiator, French doors leading to the rear garden.

KITCHEN

10'9 x 7'7 (3.28m x 2.31m)

Fitted is fitted with full range base and wall units incorporating cupboards and drawers, stainless steel sink unit and drainer with chrome mixer taps, spaces for slimline dishwasher, fridge freezer, washing machine, electric cooker with extractor over, wall mounted Worcester gas boiler, double glazed window to side, tiled floor, part glazed UPVC door to the rear garden.

FIRST FLOOR LANDING

Galleried landing having UPVC double glazed window to side. Door to airing cupboard (3'7 x 2'4) with storage shelving.

BEDROOM ONE

15'8 narrowing to 11'8 x 10'8 (4.78m narrowing to 3.56m x 3.25m)

UPVC double glazed bay widow to front, radiator, door to

EN-SUITE SHOWER ROOM

6'4 x 3'4 (1.93m x 1.02m)

Low level flush WC, pedestal wash hand basin with tiled splash back, fully tiled enclosed shower cubicle with shower over, extractor fan.

BEDROOM TWO

11'4 x 9'8 (3.45m x 2.95m)

Radiator, UPVC double glazed window overlooking the rear garden.

BATHROOM

7'7 x 7'8 (2.31m x 2.34m)

White suite comprises of low level flush wc, bath with glass shower screen with shower over and mixer tap, vanity wash hand basin with cupboard under, radiator, tiled floor, extractor fan, obscure double glazed window to the rear

BEDROOM THREE

7'1 x 6'8 (2.16m x 2.03m)

UPVC double glazed window overlooking the front, radiator.

FRONT

Ample gated off road parking leading to the single garage, the front is planted with various shrubs.

GARDEN TO REAR

Patio area leading to astro turf with raised planted borders, side gate to the front personal door leading to

GARAGE

15'10 x 8'11 (4.83m x 2.72m)

Built of brick construction with up and over door and a pitched roof and window to garden.

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

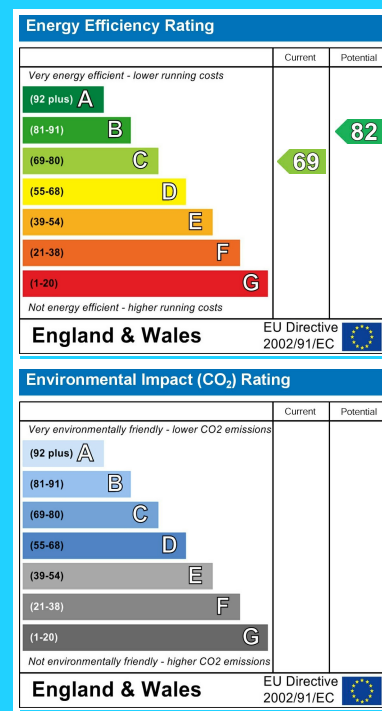
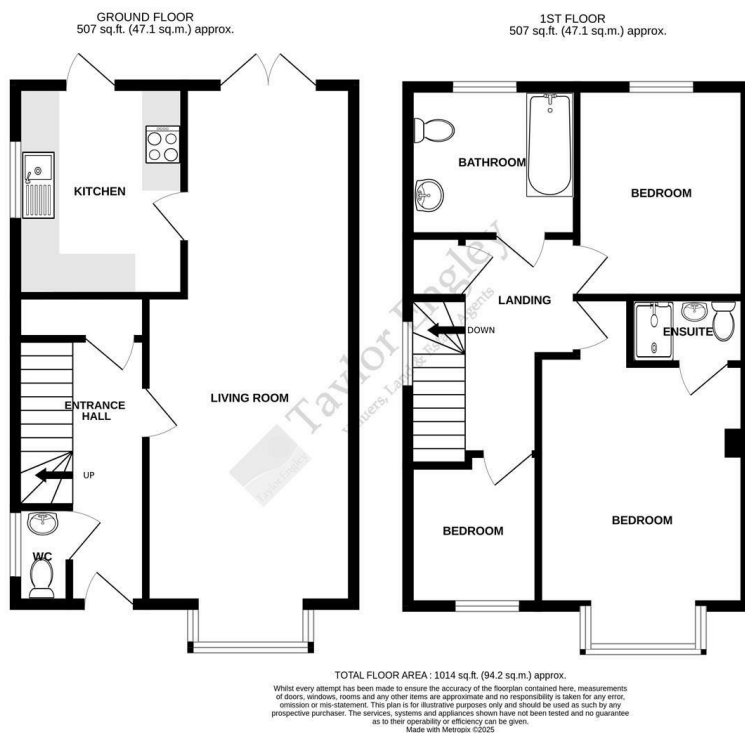
MEASUREMENT DISCLAIMER

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.









We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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