

Valuers, Land & Estate Agents

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Eastbourne
East Sussex BN27 1AL

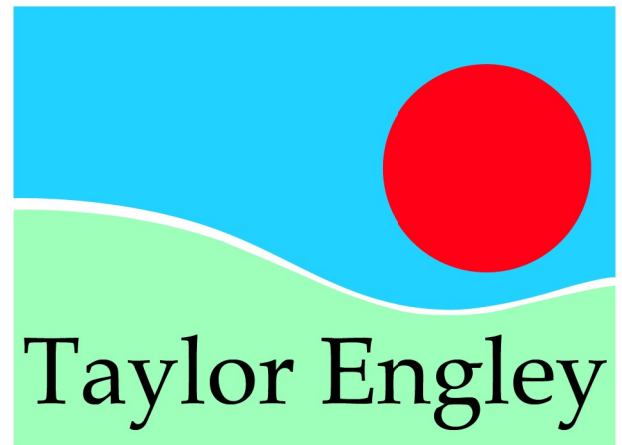
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**9 DITCHLING WAY,
,
HAILSHAM, BN27 3LU**



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.

Offers In Excess Of £349,500 Freehold

Taylor Engley are pleased to bring to the market this extremely well presented two bedroom detached bungalow, occupying a corner plot position in the favoured Sandbanks area. The property enjoys light and airy living accommodation with the benefit of a modern fitted kitchen with integral appliances, modern fitted shower room, off road parking and garage. Gas Fired Central Heating & Sealed Unit Double Glazing. EPC = D

Sliding door to:

ENTRANCE PORCH

UPVC part glazed door to :

ENTRANCE HALL

Radiator, airing cupboard with slatted shelving, built-in storage cupboard.

KITCHEN

9'10" x 10'02" (3.00m x 3.10m)

Fitted with a range of modern matching cupboards and drawers, built-in Neff oven and ceramic hob with extractor fan over, space saver corner cupboard with pull out shelves, cupboard housing Worcester boiler, Minerra solid resin work surfaces, space and plumbing for washing machine, sink unit with mixer tap, fitted water filter, integral fridge freezer, integral slimline dishwasher, radiator, double aspect room with windows to side and rear, door to garden, hatch to loft space with fitted ladder and light and being part boarded.

LIVING ROOM

15'03" x 13'04" (4.65m x 4.06m)

Triple aspect room with windows to side and rear and French doors to front, radiator, fireplace with inset wood burner.

BEDROOM ONE

10'07" x 11'06" (3.23m x 3.51m)

Double glazed window with outlook to front, radiator.

BEDROOM TWO

8'10" x 9'10" (2.69m x 3.00m)

(Currently used as a dining room) Radiator, double glazed window with outlook to rear.

SHOWER ROOM

Modern suite comprising WC, washbasin with cupboards below, large shower cubicle, two windows to side, two heated towel rails, inset shelving, part tiled walls, tiled floors.

GARDEN TO FRONT, SIDE AND REAR

Large patio area, lawn, well stocked flower borders, timber shed, tap, gates to front and side, door to garage.

GARAGE

Power and light, up and over door to front, window and door to garden.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band D.

BROADBAND AND MOBILE PHONE CHECKER

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

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 INFORMATION

To view a property please contact TAYLOR ENGLE Y for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

