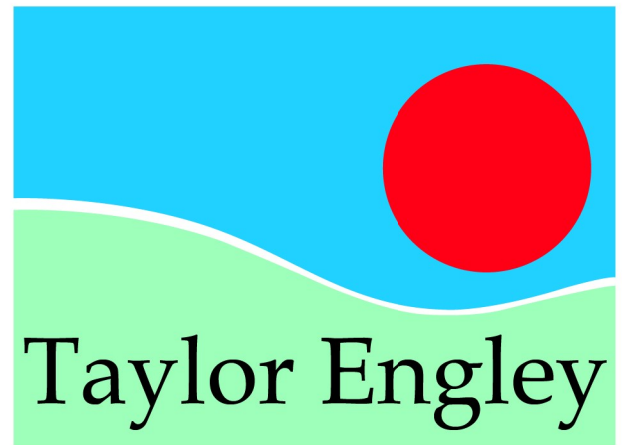


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HAILSHAM, BN27 3LL



**\* EXTENDED \* GRANNY ANNEX \* THREE BEDROOMS \* TWO BATHROOMS \*  
SITTING ROOM \* DINING ROOM \* KITCHEN \* CONSERVATORY \* CORNER  
PLOT GARDENS \* DRIVEWAY \* GARAGE \* DOUBLE GLAZED \* GAS CENTRAL  
HEATING \* CHAIN FREE \* EPC - D**

**Offers In Excess Of £375,000 Freehold**

**\*\* SUBSTANTIAL PLOT\*\* POSSIBILITIES ARE ENDLESS WITH THE POTENTIAL TO  
EXTEND FURTHER \* CHAIN FREE \* LARGE CORNER PLOT GARDENS \* THREE  
BEDROOMS \* DECEPTIVELY SPACIOUS \* TWO BATHROOMS \* TWO RECEPTIONS \*  
GRANNY ANNEX \* Rarely available and located at the end of a cul-de-sac in a popular  
location, this property has been extended to create three bedrooms with two separate  
bathrooms, kitchen, dining room, conservatory and spacious sitting room having a lovely  
vista over a private rear garden. Benefits include double glazing, gas central heating,  
driveway parking and garage - EPC -D**

**ACCOMMODATION COMPRISES**

Part obscure glazed UPVC door leading into hallway

**MAIN HALLWAY**

Fitted coir wipe mat, cupboard housing modern fusebox and electricity meter, inset ceiling spot lights, radiator, hatch to loft space, wall mounted thermostat control, double built in cupboard housing the dipped hot water tank and shelving, wood effect luxury vinyl tiled floor.

**BEDROOM ONE**

15'10 into bay x 8'8 to wardrobes (4.83m into bay x 2.64m to wardrobes)

UPVC double glazed windows with leaded light window top opening facing the front garden, radiator, fitted bedroom furniture to include fitted wardrobes with hanging rails, shelving and concealed TV cupboard, wardrobes flanking the bed with cupboard over, ottoman style unit with window seat and drawers under, further built in unit, dimmer switches, wood effect luxury vinyl tiled floor.

**BEDROOM THREE**

7'10 x 10'2 (2.39m x 3.10m)

UPVC double glazed window with leaded light style top openings to front, further UPVC double glazed window to side, radiator, this bedroom is currently being used as an office and has fitted furniture, inset ceiling spot lights, dimmer switches.

**WET ROOM/WC**

6'7 x 7'9 (2.01m x 2.36m)

Low level flush WC, vanity wash hand basin with chrome mixer tap and cupboards under, mirror fronted medicine cabinet, walk in shower with folding door with Mira shower and disability chair, fully tiled walls, extractor fan, obscure double glazed window to front, chrome heated electric radiator.

**DINING ROOM**

12'11 x 10'11 (3.94m x 3.33m)

Borrowed light ceiling tube tunnel, radiator, archway with step leading down into

**SITTING ROOM**

19' x 11'10 (5.79m x 3.61m)

Sliding UPVC patio doors to the rear garden, television aerial socket, gas fire with stone surround hearth and mantle, obscure letterbox style window to side.

**KITCHEN**

8'11 x 12'7 (2.72m x 3.84m)

Kitchen comprises of full range of wall and base units incorporating cupboards and drawers, one and half bowl composite sink drainer unit with mixer tap, Bosch four ring electric hob with extractor hob over, eye level Neff oven with combination microwave over, breakfast bar, display cabinet with drawers under, cupboard housing integrated Indesit washing machine and integrated slimline Bosh dishwasher, UPVC double glazed window to side, fully tiled walls and floor, cupboard housing Baxi boiler, inset ceiling spotlights, obscure borrow light window to hallway, obscure window to sitting room with obscure glass serving hatch to the sitting room.

**INNER HALLWAY**

11'7 x 3'7 returning by 8'9 x 3'7" (3.53m x 1.09m returning by 2.67m x 1.09m)

Doors leading to kitchen, conservatory, bathroom/wc and

bedroom two.

Wood effect luxury vinyl tiled floor, part obscure UPVC door leading into

**CONSERVATORY**

11'7 x 7'11 (3.53m x 2.41m)

Tiled brick floor, conservatory has been built with dwarf brick wall with UPVC double glazed windows surround with top openings, polycarbonate roof with fitted ceiling blinds, part glazed UPVC French doors with cat flap leading to the rear garden, power sockets.

**BATHROOM WC.**

6'9 x 6'7 (2.06m x 2.01m)

Obscure double glazed window to the conservatory, fully tiled walls and floor, extractor fan, low level flush wc, pedestal wash hand basin, walk in bath with chrome mixer taps, radiator.

**BEDROOM TWO**

10'1 x 8 (3.07m x 2.44m)

Radiator, UPVC double glazed window overlooking the rear garden, wood effect

**GARAGE**

With up and over door with personal door to the rear garden and driveway parking.

**GARDEN**

South West facing corner plot gardens which has been divided up previously to great formal gardens, sitting areas, patios and vegetable garden and further lawned garden to side.

**BROADBAND AND MOBILE PHONE CHECKER**

For broadband and mobile phone information, please see the following website: [www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

**COUNCIL TAX BAND**

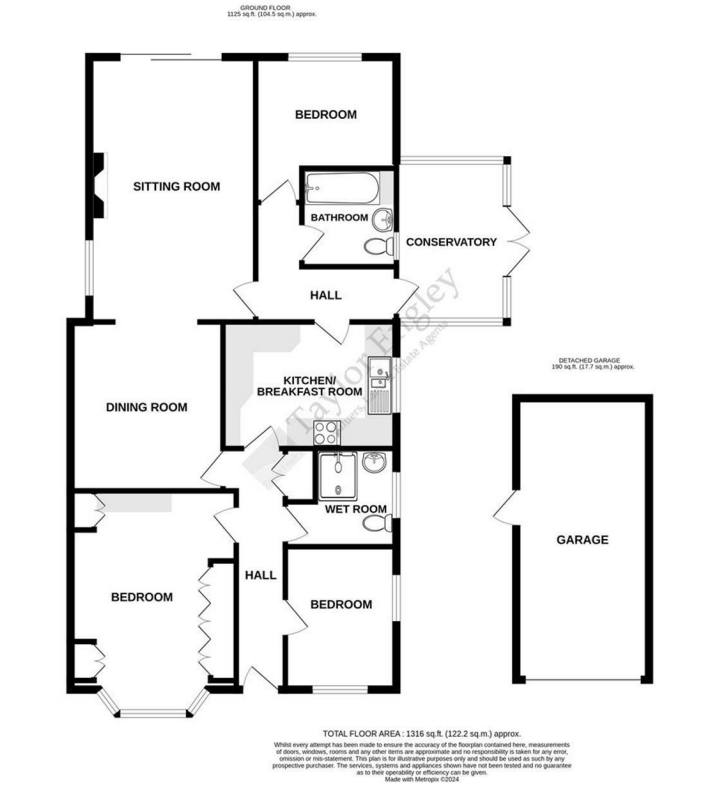
This property is currently rated by Wealden District Council at Band ( C )

**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.

**VIEWING INFORMATION**

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



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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 bridge