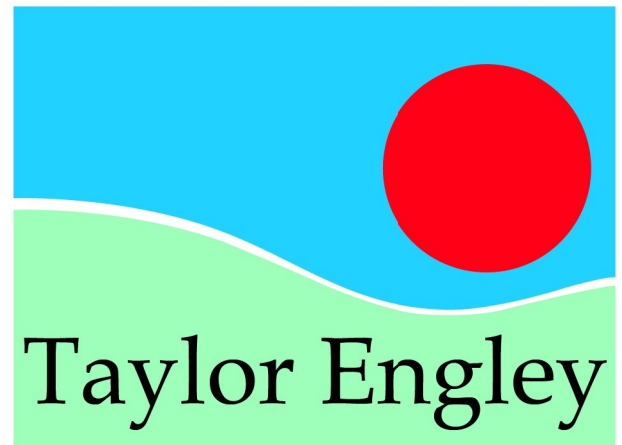


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**4 CACKLEBURY THE HOLT,
,
HAILSHAM, BN27 3NA**



*** VERSATILE LIVING ACCOMMODATION * 4/5 BEDROOM SEMI DETACHED HOUSE * CLOAKROOM * MODERN KITCHEN * SITTING ROOM * DINING ROOM * EN-SUITE TO DOWNSTAIRS BEDROOM * SNUG/SITTING ROOM/BEDROOM ADJACENT TO THE DOWNSTAIRS BEDROOM * THREE UPSTAIRS BEDROOMS * MODERN FAMILY BATHROOM * AMPLE OFF ROAD PARKING * LANDSCAPED REAR GARDEN * 19' GARAGE AND UTILITY * UNDERFLOOR HEATING TO THE DOWNSTAIRS ACCOMMODATION * GAS CENTRAL HEATING * DOUBLE GLAZED THROUGHOUT - EPC C**

Price £379,950 Freehold

Impressive FOUR/FIVE bedroom semi-detached house which truly encapsulates the essence of modern family living, with its spacious versatile layout and desirable features. One of the standout features of this property is the annex, which presents an excellent opportunity for additional living space, a home office, or even a private guest suite. The underfloor heating to the downstairs adds a touch of luxury and comfort, ensuring a warm and inviting atmosphere during the colder months. The three modern bathrooms ensure convenience for all residents and guests alike and for those with multiple vehicles, the property offers generous off-road parking for up to five cars, a rare find in many homes. The beautifully landscaped south-facing rear garden is a delightful outdoor space, perfect for enjoying sunny days, entertaining guests, or simply relaxing in a tranquil setting. EPC=C

ACCOMMODATION COMPRISES

Composite door with insert glass bullion window leading into

ENTRANCE HALLWAY

Wood flooring with under floor heating, stairs to first floor landing

CLOAKROOM

6'1 x 3 (1.85m x 0.91m)

Low level flush wc, vanity sink unit with cupboard under and chrome mixer tap, tiled floor with under floor heating, part tiled walls, obscure double glazed window to front, extractor fan.

KITCHEN

9'3 x 8'1 (2.82m x 2.46m)

Full range of wall and base units incorporating cupboards and drawers, space for washing machine, built in slimline Zanussi dishwasher, four ring AEG induction hob with extractor over, dual cook flexi oven, built in spice rack, built in fridge/freezer, built in eye level microwave oven, under lighting, double glazed window overlooking the front, cupboard housing Worcester boiler, composite work top with matching upstand, undermount sink unit and drainer, wood effect vinyl flooring.

SITTING ROOM

11'5 x 16'11 (3.48m x 5.16m)

Open plan to the dining room. Wood floor with under floor heating, built in gas log effect fire (gas disconnected) double glazed window to front, television aerial socket, under stairs storage cupboard, door to snug.

DINING ROOM

12'8 x 13'7 (3.86m x 4.14m)

Wood flooring with underfloor heating, French doors to the rear garden with glass side panels with top openings, inset ceiling spot lights, glass roof lantern, wall mounted thermostat control. Door to

BEDROOM WITH EN-SUITE

9'7 x 11'10 (2.92m x 3.61m)

Double glazed window overlooking the rear garden, under floor heating with grey wood effect laminate flooring. Door to snug and en-suite

SNUG

8'4 x 9'4 (2.54m x 2.84m)

Double glazed window to side, under floor heating with grey wood effect laminate flooring, wall mounted thermostat control. Doors to sitting room and bedroom.

EN-SUITE

11'1 x 5'3 (3.38m x 1.60m)

Fully tiled walls and floor with underfloor heating, vanity wash hand basin with chrome mixer tap and cupboard under, low level flush wc, obscure double glazed window to front, extractor fan, inset ceiling spot light, double walk in shower enclosure with glass screen with rain shower over and hand held attachment and grab rail, chrome heated towel rail.

FIRST FLOOR LANDING

Galleried style landing with double glazed window overlooking the rear garden, hatch to loft space.

BEDROOM ONE

9'10 x 11'11 (3.00m x 3.63m)

Grey wood effect laminate flooring, double glazed window overlooking the front, radiator, built in cupboard with shelving and further cupboard over, further cupboard housing the hot water tank.

BEDROOM TWO

9'9 x 9'5 (2.97m x 2.87m)

Grey wood effect laminate flooring, double glazed window overlooking the front, radiator, double built in cupboard with shelving and hanging rail.

BEDROOM THREE

6'9 x 8'10 (2.06m x 2.69m)

Grey wood effect vinyl flooring, radiator, double glazed window overlooking the rear garden, built in cupboard with hanging rail and shelving.

FAMILY BATHROOM

6'3 x 6'7 (1.91m x 2.01m)

Bath with storage shelf, chrome mixer taps with rain shower over with hand held shower attachment, vanity wash hand basin with drawers under, low level flush wc, fully tiled walls and floor, extractor fan, chrome heated towel radiator, obscure double glazed window to the rear.

OUTSIDE TO FRONT

Gated off road parking for vehicles, gated side access to the rear garden, outside hot and cold tap connector.

OUTSIDE TO REAR

Landscaped rear garden with Indian stone patio with leads to the side gate, ornamental fencing and gate leading to area of lawn and low maintenance bed. the garden is enclosed by wood panel fencing, wall mounted lights and double power socket. Part double glazed door to

GARAGE

19' x 16'9 narrowing to 10'8 (5.79m x 5.11m narrowing to 3.25m)

Up and over garage door, ceiling strip lights, power sockets, utility area which has space for tumble dryer, wall and base units with shelving, double glazed window to the rear .

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

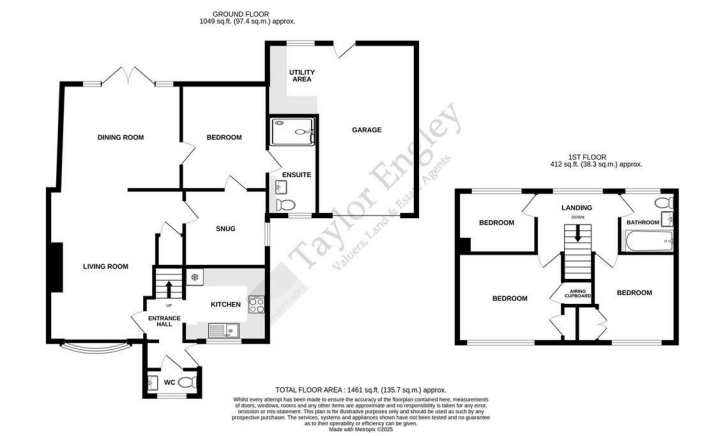
This property is currently rated by Wealden District Council at Band (C)

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 ENGLEBY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.



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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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 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.