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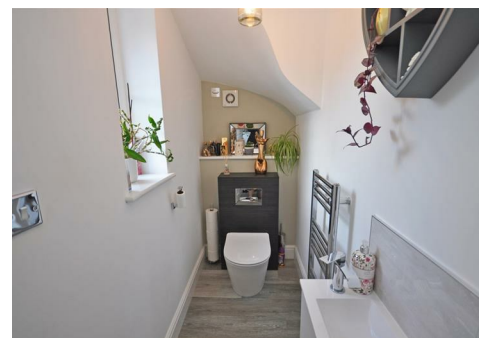
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est. 1978

**Taylor Engley**



**8 Oakfields, Hailsham, Hailsham, East Sussex, BN27 3YF**

**Price £429,950 Freehold**

Looks are deceiving with this spacious three double bedroom detached house located within a private GATED DEVELOPMENT in North Hailsham. This attractive Sussex style family home forms part of a prestigious private community of just eleven homes built to an impressive specification. This home offers luxury kitchen/diner with all integrated appliances, living room with study area/dining area, beautifully finished family bathroom and en-suite shower room, off road parking and Indian stone laid patio and low maintenance garden. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING.

**EPC = B**



**\* HALL \* CLOAKROOM/WC \* KITCHEN/DINING AREA \* LIVING ROOM/DINING ROOM \* THREE DOUBLE BEDROOMS \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* DRIVEWAY PARKING \* GARDENS \* PRIVATE GATED DEVELOPMENT \***

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

Composite front door with decorative glass inset panel leading into:

### HALLWAY

Stylish grey Karndean flooring with wall mounted meter box.

### CLOAKROOM

Karndean flooring, close coupled WC, vanity wash hand basin with soft closure cupboard below, double glazed window to side, radiator, extractor fan.

### LIVING ROOM/DINING ROOM

22'11" max x 16'9" max (7.01m max x 5.11m max)  
Double glazed windows and French doors opening to the rear garden, dining area with double glazed window overlooking the rear garden. Tv aerial socket, Herringbone style, wood effect Karndean flooring.

### KITCHEN/DINING AREA

18'8" x 9'10" (5.69m x 3.00m)  
Fitted with a range of grey high gloss cupboards and drawers, integral appliances include larder fridge/freezer, dishwasher, washing machine, tumble dryer, double, eye level oven, four ring electric hob and extractor over, sink unit and drainer, ample work surfaces, double glazed window to front, grey Karndean flooring, dining area.

### LANDING

Spacious landing with built in cupboard with shelving, double glazed window to side. Optistep wooden pull down wooden ladder with grab rail to loft space which is fully boarded offering copious amount of space and houses the boiler and tank.

### BEDROOM ONE

11'2" x 10'10" (3.40m x 3.30m)  
Double glazed window to rear, fitted wardrobes with hanging rails, drawers and cupboard with concealed tv unit and shelving. Door to:

### EN-SUITE SHOWER ROOM

Obscure double glazed window to side, enclosed shower unit, close coupled wc, vanity wash hand basin with soft closure cupboards below, extractor fan, radiator.

### BEDROOM TWO

11'2" x 8'6" (3.40m x 2.59m)  
Double glazed window to the front and radiator.

### BEDROOM THREE

10'10" x 9'10" (3.30m x 3.00m)  
Double glazed window the to rear, radiator.

### FAMILY BATHROOM

Double glazed window to side, extractor fan, panel bath with shower screen with shower over, part tiled, close coupled wc, vanity wash hand basin with soft closure cupboard below, tiled floor, chrome heated towel radiator.

### OUTSIDE TO FRONT

Indian stone laid driveway with gated side access and outside tap.

### MANAGEMENT INFORMATION

Charges for the upkeep of communal areas and electric gates is currently £200 pa

### OUTSIDE TO REAR

Indian stone laid patio with decorative kerb stone leading to artificial lawned area and shed. The garden is enclosed by close boarded panel fencing with gated access to the front.

### 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](http://www.checker.ofcom.org.uk)

### VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY 01323 440000 for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm and Bank Holidays from 10-4pm

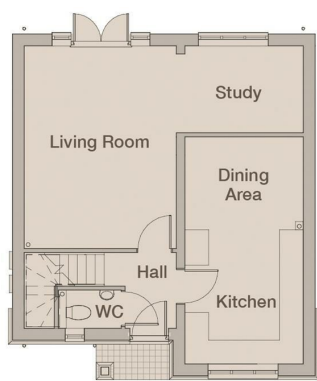
### MEASUREMENT DISCLAIMER

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.

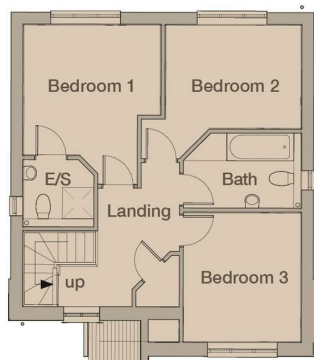








Ground Floor



First Floor

| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                | 86      | 86                      |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| 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) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                                                 |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

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

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

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

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 11 High Street, Hailsham, East Sussex BN27 1AL ☎(01323) 440000 Fax: (01323) 440750**