

Valuers, Land & Estate Agents

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Eastbourne

East Sussex BN21 4PJ

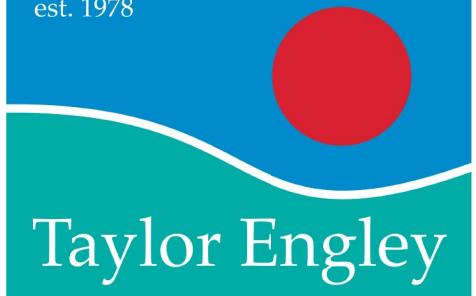
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est. 1978



45 Woodpecker Drive, Hailsham, East Sussex, BN27 3ER
Price £375,000 Freehold

* CHAIN FREE * Nestled in the sought-after location of Woodpecker Drive, Hailsham, this charming detached bungalow offers a delightful blend of comfort and convenience. Spanning an impressive 775 square feet, the property enjoys spacious, light and airy living accommodation, perfect for both relaxation and entertaining. The two well-proportioned bedrooms provide a serene retreat, while the modern bathroom ensures practicality for everyday living.

One of the standout features of this bungalow is the large conservatory, which invites an abundance of natural light and creates a wonderful space to enjoy the surrounding views of the beautiful private garden. This outdoor haven is ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting. EPC = D



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.



SPACIOUS ENTRANCE HALL

Radiator, airing cupboard, hatch to loft space (with fitted ladder).

SITTING ROOM

20'1" x 11'11" (6.12m x 3.63m)

Large sliding double glazed doors to conservatory, two radiators, feature fireplace surround.

CONSERVATORY

19' x 11'3" (5.79m x 3.43m)

Wood laminate flooring, double glazed windows overlooking the rear garden, French doors opening in to the garden.

KITCHEN/BREAKFAST ROOM

13'9" x 8'10" (4.19m x 2.69m)

Fitted with a range of built-in cupboards and drawers, space for fridge, sink unit with mixer tap, breakfast bar area, ceramic hob with extractor hood over, built-in Bosch oven and grill, door to:

SIDE PORCH

Doors to front and rear gardens, wood laminate flooring, doorway to:

UTILITY ROOM

9'4" x 7'9" (2.84m x 2.36m)

PLEASE NOTE: The garage has been part converted, so now offers part utility room and part garage storage (this could be converted back if required). Wood laminate flooring, double glazed window overlooking the rear garden, space and plumbing for washing machine, wall mounted cupboards, space for fridge/freezer, door to garage storage room.

BEDROOM ONE

12'3" x 12" (3.73m x 3.66m)

Radiator, large double glazed window with outlook to front.

BEDROOM TWO

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

Large double glazed window with outlook over the rear garden, radiator.

SHOWER ROOM

Suite comprising shower, WC, washbasin, radiator, double glazed window to side, range of built-in cupboards and shelving.

GARAGE STORAGE ROOM

Up and over door to front, light, door to utility room.

DRIVEWAY

Large driveway providing off road parking for numerous vehicles.

GARDENS

The front garden is laid to lawn, the rear garden is a particular feature of the bungalow offering a good size private garden with an attractive outlook. Well stocked flowerbeds, lawn, patio areas, outside tap, timber shed, greenhouse, fenced surround.

COUNCIL TAX BAND:

Council Tax 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.

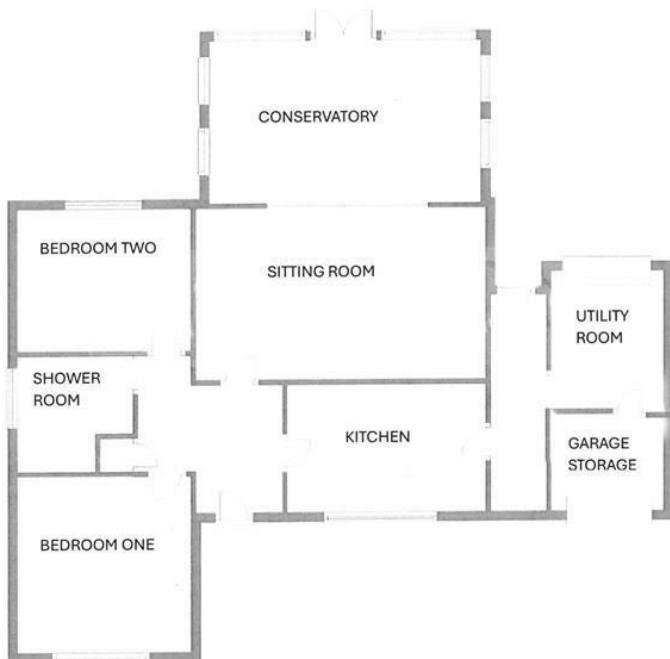
VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEY.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		65
(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 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	

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.

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