

Valuers, Land & Estate Agents

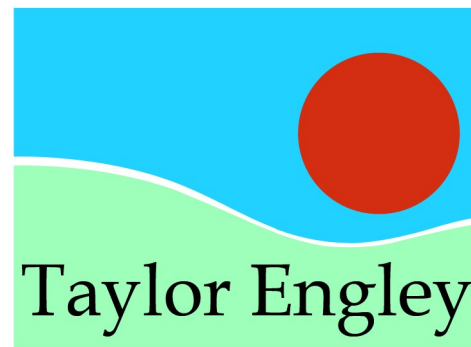
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65 Lion House Park Mill Road, Hailsham, East Sussex, BN27 2SE

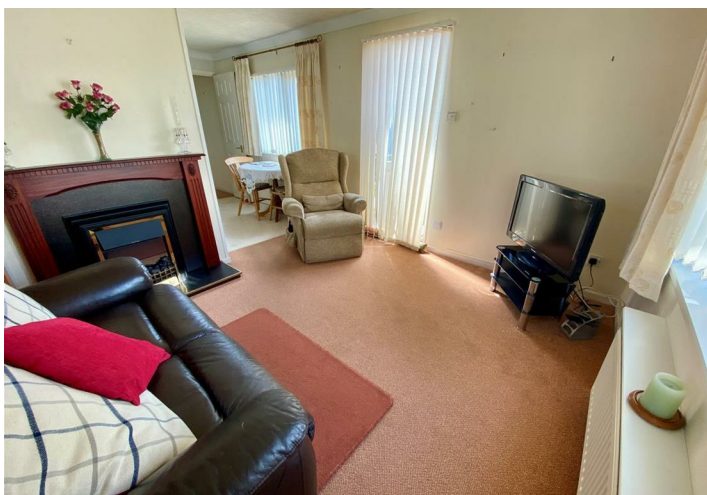
Price £60,000 Freehold

A chain free, two bedroom single unit Park Home located within the Berkley Lion House Park Development. Features include fitted kitchen/breakfast room, two bedrooms with built in wardrobes, shower room/wc, double glazed throughout, combi gas boiler. Other features include garden to front, side and rear and storage shed. There is a regular bus service within Lion House Park with routes to Hailsham and Eastbourne. The property is being offered chain free. Park homes are suitable for the over 50's and no pets are allowed on the site.



*** SINGLE UNIT PARK HOME * CHAIN FREE * OVER 50'S * TWO BEDROOMS WITH BUILT IN WARDROBES * SHOWER ROOM/WC * KITCHEN/BREAKFAST ROOM * SITTING ROOM * GAS CENTRAL HEATING * DOUBLE GLAZED * GARDEN ***

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

Part obscure UPVC entrance door leading into entrance hallway.

ENTRANCE HALLWAY

Electric panel radiator, built in storage cupboard with shelving

SHOWER ROOM/WC

7'4 x 4'6 (2.24m x 1.37m)

Shower cubicle with shower over, low level flush wc, pedestal wash hand basin, obscure double glazed window to side, extractor fan, aqua boarded walls, radiator.

BEDROOM TWO

7'2 x 8'7 (2.18m x 2.62m)

Radiator, double glazed window to side, built in wardrobes.

BEDROOM ONE

8'4 x 9'8 (2.54m x 2.95m)

Double built in wardrobes with hanging rail and shelving, built in bedroom furniture, UPVC double glazed window to side.

KITCHEN/BREAKFAST ROOM

11'7 x 7'7 (3.53m x 2.31m)

Kitchen is fitted with wall and base units incorporating cupboards and drawers, built in electric oven with four ring gas hob with extractor over, space for fridge freezer and washing machine, one and half bowl sink unit and drainer with mixer tap, cupboard housing the Valliant gas boiler, double glazed window to kitchen and further double glazed window to dining area, extractor fan, open plan to

SITTING ROOM

10'1 x 11'7 (3.07m x 3.53m)

Double aspect having double glazed window to bay and side, having television aerial socket, part glazed obscure double glazed door to side, feature electric fireplace, dimmer switch.

GARDEN

Garden to three sides with rear shed.

N.B Pitch fees and other information

Age restriction is 50 years old

No pets permitted

Pitch fee is £217.04 per calendar month

Electricity varies according to use

Gas varies according to use

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:

www.checker.ofcom.org.uk

COUNCIL TAX BAND:

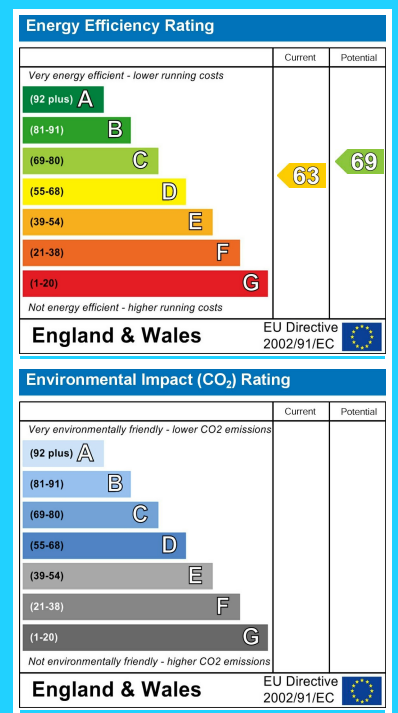
Council Tax Band - A

VIEWING ARRANGEMENTS

All appointments are to be made through TAYLOR ENGLEBY.







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.

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