

Valuers, Land & Estate Agents

6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

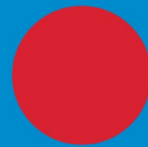
Tel: (01323) 722222

Fax: (01323) 722226

eastbourne@taylor-engley.co.uk

www.taylor-engley.co.uk

est. 1978



Taylor Engley



7 Gordon Road, Hailsham, BN27 3JD

Price £215,000 Freehold

A charming older style two bedroom cottage located within walking distance to Hailsham town centre. The property enjoys a sitting room with wood burning stove, sealed unit double glazing, gas fired central heating and a good sized garden to rear. A NEW BATHROOM WAS FITTED IN 2022. An ideal property for first time buyers or for buy to let investors. EPC = C



*** SITTING ROOM * KITCHEN DINER * TWO BEDROOMS * FAMILY BATHROOM * REAR 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:

Front door opening into

SITTING ROOM

10'10" x 10'10" (3.30m x 3.30m)

Double glazed window with outlook to front, feature fireplace surround with log burner stove, television point, telephone point, radiator.

KITCHEN DINER

13'3" x 10'11" (4.04m x 3.33m)

Fitted with a range of built-in wood effect cupboards and drawers, integral freezer, space for washing machine and fridge, built-in electric oven, built-in gas hob, cupboard housing Worcester boiler. Work surfaces, sink unit, wood laminate flooring, tiled splash back, double glazed window to rear, door to rear garden, radiator.

From the inner hallway, stairs rise to the first floor landing, with hatch to loft space with fitted ladder and light.

BEDROOM ONE

11' x 10'11" (3.35m x 3.33m)

Radiator, double glazed window with outlook to front.

BEDROOM TWO

7'10" x 6'7" (2.39m x 2.01m)

Radiator, double glazed window with outlook to rear.

FAMILY BATHROOM

Modern white suite comprising low level wc, bath with shower over, washbasin with cupboard below. Heated towel rail, tiled walls, double glazed window to rear, tiled floor.

REAR GARDEN

Patio area, area of lawn, summerhouse, right of way access through the neighbouring property, outside store cupboards.

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 B.

FOR CLARIFICATION:

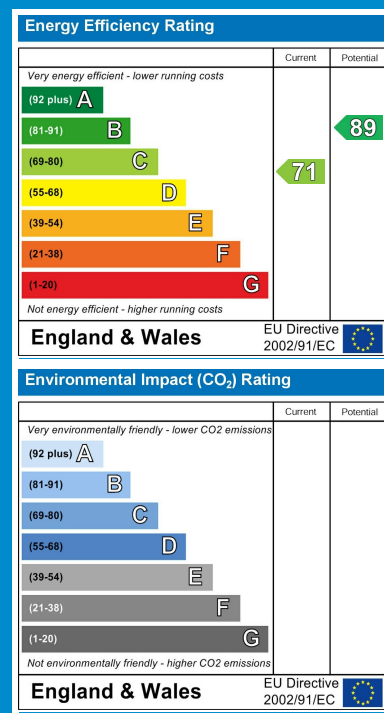
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEY.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
Made with Metropix ©2020



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