



9 WINDSOR ROAD, HAILSHAM

£275,000 FREEHOLD

Accommodation: Semi Detached House, 2 Bedrooms, Lounge/Diner, Kitchen, Utility Lean-to, Bathroom, Rear Garden, Double Glazed Windows and Gas Central heating.

This attractive period semi detached home offers well proportioned accommodation throughout and in our opinion may also offer further potential for extending into the loft subject to relevant permissions and consents. Situated in a small residential road on the outskirts of Hailsham, one of the main features is the picturesque 62' rear garden with mature shrubs, trees, side access, lawn and patio areas to enjoy all year around. In addition to a through lounge diner, the property also has a utility lean-to off the kitchen and two bedrooms with a large family bathroom. So don't delay, call The Exchange Property Services today on 01323 489560 to arrange an appointment to view.

GROUND FLOOR

Canopied Porch, exterior light, UPVC
Double glazed door to entrance hall:

Entrance Hall:

Staircase to first floor, radiator, telephone point.

Lounge Area:

2.89m (9'5") x 3.13m (10'3"):

Double glazed bay window to front, feature inset electric fireplace, port hole window to hallway, coved ceiling, wall lights, radiator.



Dining Area:

3.73m (12'2") x 3.38m (11'1"):

Under stairs cupboard, coved ceiling, window to lean-to.



Kitchen:

3.62m (11'10") x 2.54m (8'4"):

Double glazed window to rear, part tiling to walls, 1 ½ drainer, inset sink, range of base units, cupboards and drawers, worktops, inset gas hob, extractor fan, fitted electric oven, fitted fridge freezer, coved ceiling, door to utility lean-to.

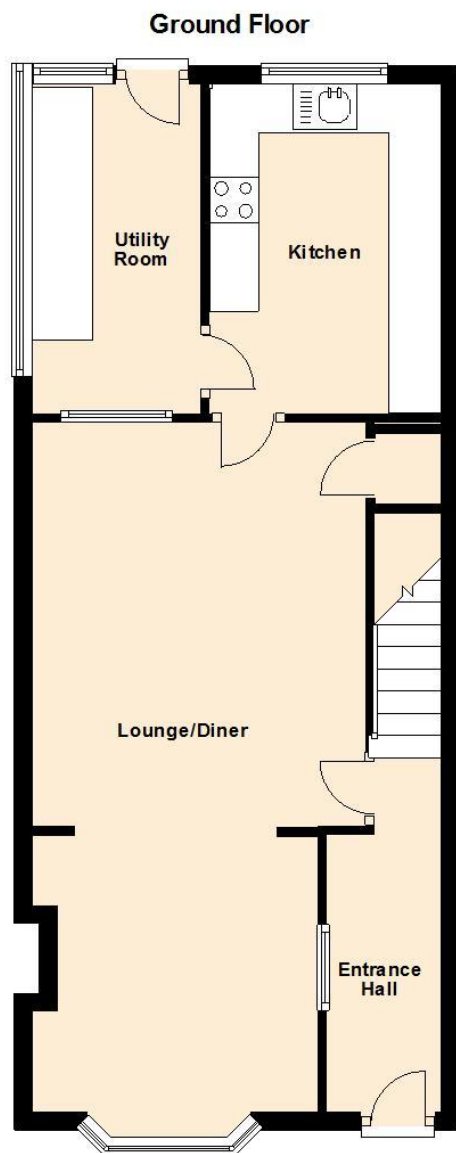


Utility Lean-to:

3.63m (11'11") x 1.87m (6'1"):

Single glazed windows to side and rear, transparent roof, plumbed for washing machine and tumble dryer, work tops, radiator, light, double glazed door to rear garden.





FIRST FLOOR

Landing

Split level landing, loft access, storage cupboard.

Bedroom 1

3.53m (11'6") x 3.76m (12'4"):

Double glazed window to front, coved ceiling, fitted wardrobe with sliding mirrored doors, radiator.



Bedroom 2

3.74m (12'3") x 2.60m (8'6"):

Double glazed window to rear, coved ceiling, radiator.



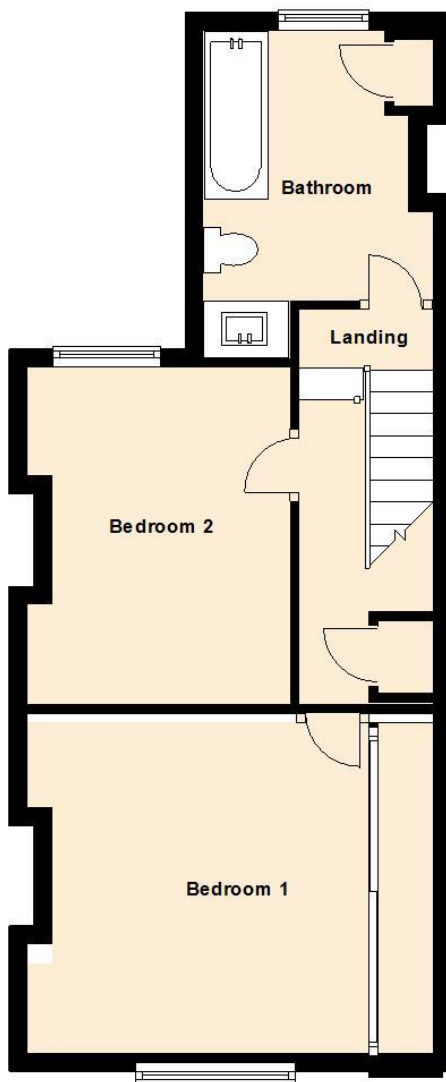
Bathroom:

2.54m (8'3") max. reducing to 2.00m (6'6") x 3.62m (11'10") max. reducing to 2.99m (9'9"):

Double glazed window to rear, panelled bath with shower over, inset hand basin, vanity unit, low level WC, part tiling to walls, radiator, loft access, airing cupboard with wall mounted boiler.



First Floor



Outside

Front Garden

Paving, bushes to front.

Rear Garden:

5.93m (19'5") approx. x 18.91m (62'0") approx.:

Lawn, patio, gated side access, tap, exterior light, trees/shrubs, greenhouse, shed.



AWAITING EPC

IMPORTANT INFORMATION: We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an Estate Agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be happy to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor or licensed conveyancer to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

ADDITIONAL SERVICES: (VISIT OUR WEBSITE FOR MORE INFORMATION) :

THE EXCHANGE PROPERTY SERVICES:

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

THE EXCHANGE LETTING & MANAGEMENT:

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

THE EXCHANGE MORTGAGE SERVICES:

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.

PERCY WYNNDHAM COUNTRY & EXCLUSIVE HOMES:

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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