



1 MORAY WALK, HAILSHAM

£290,000 FREEHOLD

Accommodation: Semi Detached House, Three Bedrooms, Lounge/Diner, Kitchen, Cloakroom, En-Suite Shower Room, Double Glazed Windows, Gas Central Heating, Front & Rear Gardens, Garage & Allocated Parking Space.

Nestled within a pleasant residential close on the outskirts of Hailsham this attractive semi-detached home has been competitively priced for a quick sale with no onward chain. Whilst in need of some modernisation and redecoration the property is ready to move into and would particularly suit first time buyers looking for a future project to add value and perhaps previously thought a third bedroom maybe out of reach on a limited budget. In addition to 45' rear garden with side access a real benefit is the allocated parking space to the front along with a garage in block. A viewing is essential so call The Exchange Property Services on 01323 489560 to arrange your appointment to view.

Canopied Porch

UPVC door with double glazed stain glass effect panels to:

GROUND FLOOR

Hallway

Stairs to first floor, radiator, coved ceiling:

Cloakroom

Double glazed window to front, low level WC, pedestal wash hand basin, radiator, coved ceiling:

Lounge/Diner

5.50m (18'2") reducing to 3.63m (11'10") x 4.28m (14'0") reducing to 3.31m (10'10")

Double glazed patio doors to rear garden, double glazed window to side, radiator, understairs storage cupboard, serving hatch to kitchen:



Kitchen

3.33m (10'11") x 2.29m (7'6")

Fitted with a range of base and eye level units with laminate workspace over, fitted electric oven, inset gas hob, 1 & ½ bowl inset sink & drainer, double glazed window to front, partly tiled walls, coved ceiling, plumbing for washing machine, space for fridge freezer, serving hatch to lounge/diner, wall mounted concealed gas boiler, radiator:



FIRST FLOOR

First Floor Landing

Loft access with drop down ladder, airing cupboard:

Bedroom 1

4.29m (14'0") x 2.70m (8'10")

Double glazed window to rear, radiator, coved ceiling, telephone point:



En-Suite Shower Room

Comprising shower cubicle with wall mounted electric shower, vanity unit with inset wash hand basin, tiled splashback, extractor fan, coved ceiling:



Bedroom 2

3.39m (11'1") x 2.20m (7'2")

Double glazed window to front, radiator, coved ceiling:



Bedroom 3

2.39m (7'10") x 2.0m (6'6")

Double glazed window to front, radiator, coved ceiling, built in cupboard/wardrobe:



Bathroom

Comprising panelled bath with mixer spray unit over bath shower, pedestal wash hand basin, low-level WC, double glazed window to side, partly tiled walls, coved ceiling, extractor fan, radiator:



Outside

Front Garden

Lawn & shrubs, side access, outside tap:

Allocated Parking Space

Rear Garden

13.84m (45'4") x 6.03m (19'9")

Fencing to sides & rear, lawn, patio, shrubs, gated side access, outside socket, outside light, shed:

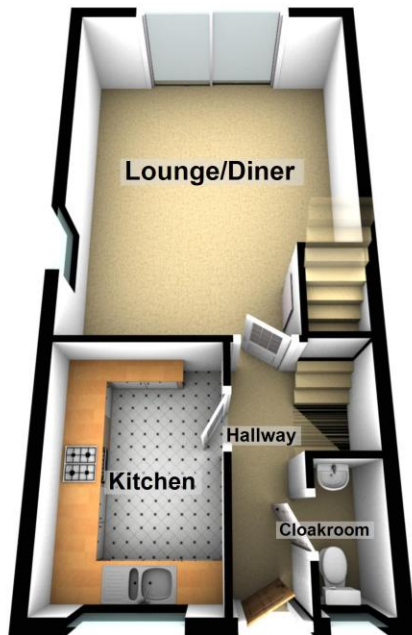


Garage in Block

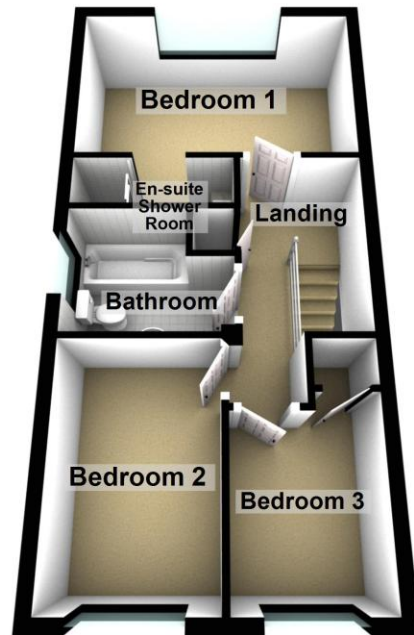
4.74m (15'6") x 2.62m (8'7")

Up & Over door:

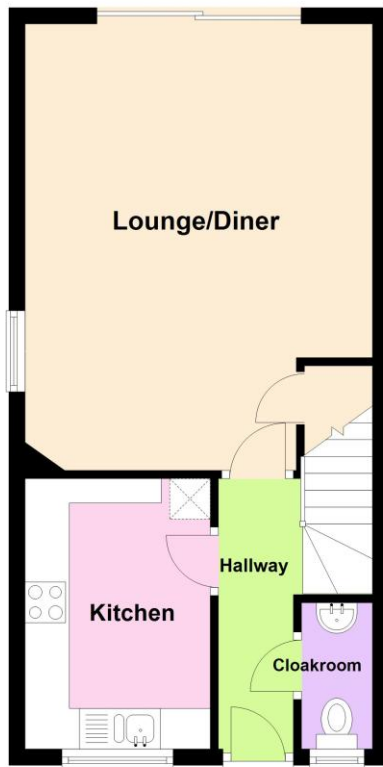
Ground Floor



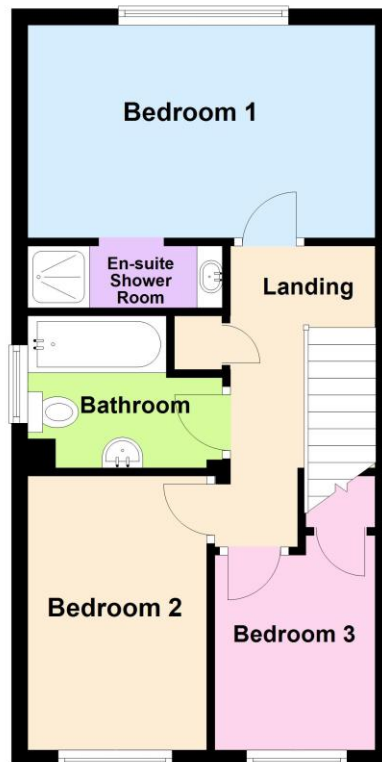
First Floor



Ground Floor



First Floor



Energy performance certificate (EPC)

1 Moray Walk
HAILSHAM
BN27 3XL

Energy rating

C

Valid until:

11 June 2035

Certificate number:

0113-3051-0206-3165-3200

Property type

Semi-detached house

Total floor area

73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 WYNDHAM 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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