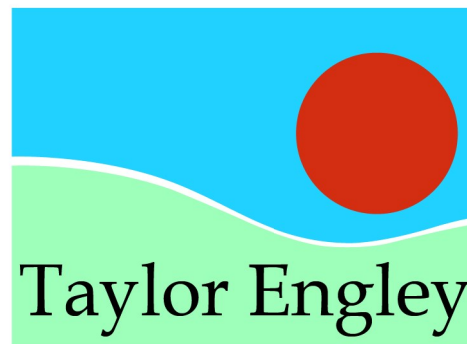


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000
Fax: (01323) 440750

hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk



21 Shetland Close, Hailsham, East Sussex, BN27 3GS
Offers In Excess Of £249,950 Freehold

Lovely two bedroom, semi-detached mews style house located within a popular cul-de-sac in North Hailsham. The property benefits from downstairs cloakroom, conservatory, double glazing, gas fired central heating, driveway and garage. Shetland close is well suited for local bus routes and is within walking distance to the Cuckoo Trail and local shop. Viewing is highly recommended! (PLEASE NOTE THAT THIS PROPERTY IS CURRENTLY TENANTED) EPC = C



*** ENTRANCE HALL * CLOAKROOM/WC * KITCHEN * LIVING ROOM * CONSERVATORY * TWO BEDROOMS * BATHROOM * GARAGE * DRIVEWAY * GARDENS ***

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:

ENTRANCE HALL

Two radiators, telephone point, storage cupboard. Cupboard housing boiler. Stairs to first floor landing.

CLOAKROOM WC

Wash hand basin, wc, radiator, tiled surround, window.

KITCHEN

8'3" x 5'10" (2.51m x 1.78m)

Fitted with a range of built-in cream fronted units with work surfaces over, stainless steel sink unit with mixer tap and drainer. Space and plumbing for dishwasher and washing machine. Built-in cooker with hob and extractor hood over, built-in fridge/freezer. Telephone point, laminate flooring, window.

CONSERVATORY

Laminate flooring, electric heater, patio doors to garden.

LIVING ROOM

15' max x 12'10" max (4.57m max x 3.91m max)

Two radiators, television point, telephone point. Doors to conservatory.

FIRST FLOOR LANDING

BEDROOM ONE

10'11" x 9'7" excluding wardrobes (3.33m x 2.92m excluding wardrobes)

Built-in wardrobes, radiator, window.

BEDROOM TWO

10'11" max x 9' max (3.33m max x 2.74m max)

Window, built-in wardrobe and desk, television point, telephone point, cupboard storage, radiator.

BATHROOM

Suite comprising panelled bath with shower over and shower screen, wash hand basin and wc. Extractor fan, heated towel rail.

OUTSIDE

FRONT

Small front garden with shrubs and path to front door. Driveway providing off road parking, garage.

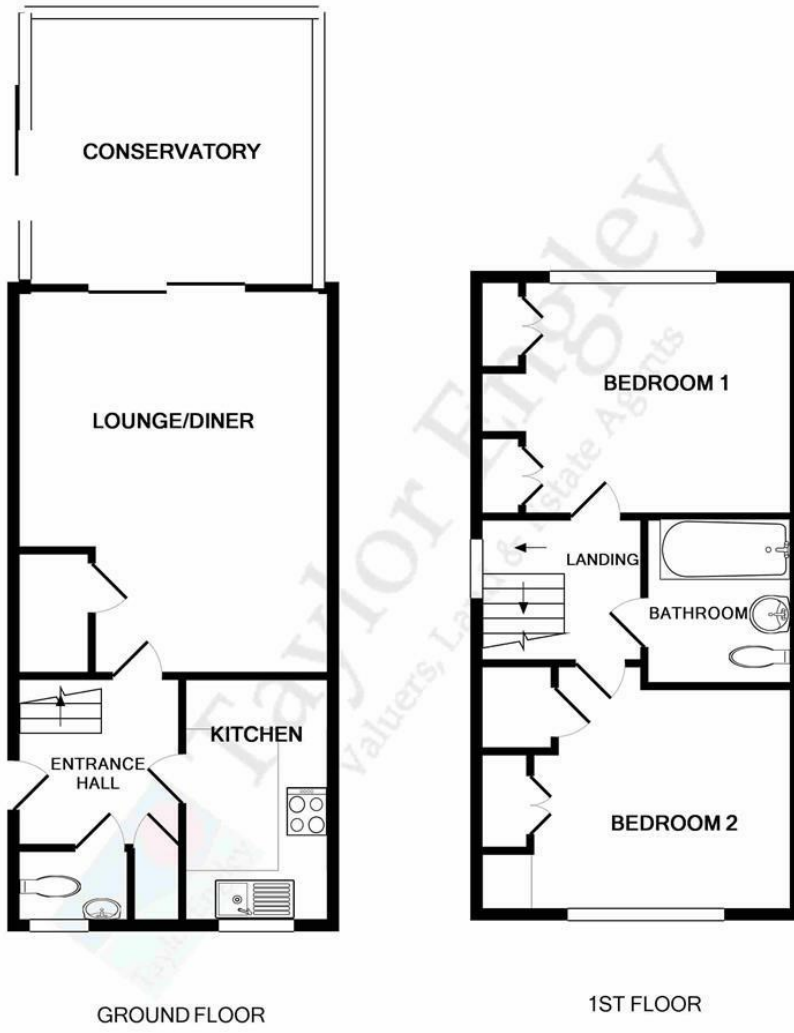
REAR

Small garden with paved area and shingled area.

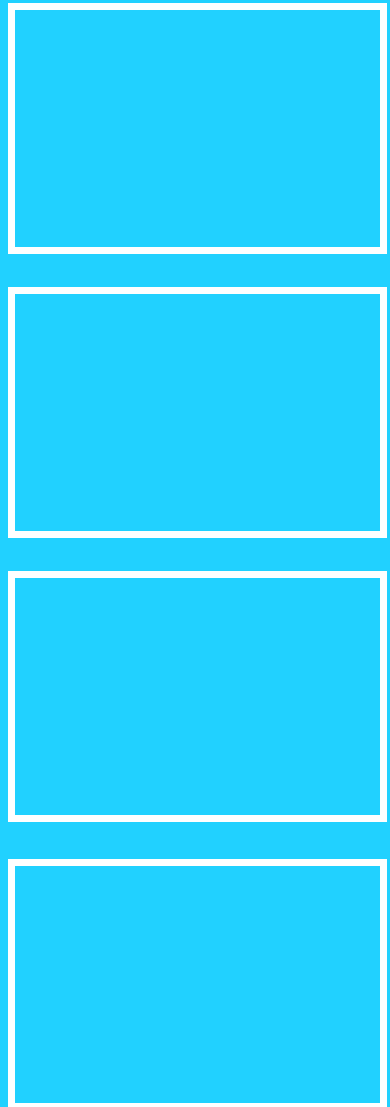
MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.





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 purchaser.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(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 10.00 a.m - 4.00 p.m Sundays

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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Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226

