

Valuers, Land & Estate Agents

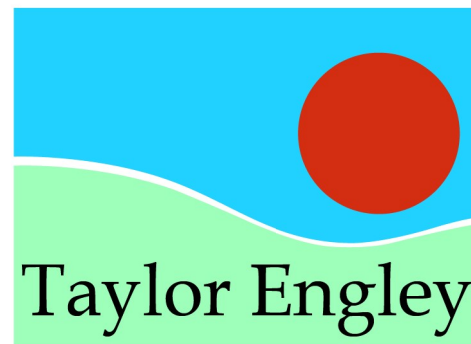
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000

Fax: (01323) 440750

hailsham@taylor-engley.co.uk

www.taylor-engley.co.uk



87 Manor Park Road, North Hailsham, Hailsham, East Sussex, BN27 3AU

Guide Price £350,000 Freehold

**** PRICE GUIDE £350,000 - £375,000 ** Rarely available and offering a generous private and south facing rear garden flanked by hedgerows attracting an array of wildlife and offers copious amount of space to extend to the side and rear of the property (subject to planning and consents). Situated within a cul-de-sac this two double bedroom detached bungalow has off road parking, attached garage and offers a lovely light and airy sitting room with panoramic window overlooking the front, kitchen, bathroom and spacious hallway. Other benefits include double glazed windows and gas central heating. EPC - D**



*** DETACHED BUNGALOW * TWO DOUBLE BEDROOMS * SITTING/DINING ROOM *
BATHROOM/WC * KITCHEN * LARGE GARDENS * GARAGE * OFF ROAD PARKING * DOUBLE
GLAZED THROUGHOUT * GAS CENTRAL HEATING * CUL-DE-SAC LOCATION ***

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 COMRISES

Modern composite entry door with stainless steel pull handles and spy hole leading into

HALLWAY

Wood effect laminate flooring, radiator, wall mounted thermostat control, cupboard housing the dipped hot water tank with slatted shelving. Wood double doors opening into sitting room.

SITTING ROOM

22'1 x 12'1 (6.73m x 3.68m)

Double glazed window overlooking the front garden, television aerial socket, telephone point, open fireplace with tiled surround and hearth.

BEDROOM ONE

14' x 10'4 (4.27m x 3.15m)

Double glazed window overlooking the rear garden, radiator, television aerial socket.

BEDROOM TWO

10'3 x 10' (3.12m x 3.05m)

Double glazed window overlooking the rear garden, radiator.

BATHROOM

Low level flush wc, pedestal wash hand basin, panel bath with Mira shower over, heated chrome towel radiator, obscure double glazed window to side, fully tiled walls, wall mounted electric heater.

KITCHEN

11'11 x 8'8 (3.63m x 2.64m)

Double aspect kitchen with double glazed windows to side and front. Fitted with full range of wall and base units, including two carousel corner cupboards, spaces for fridge, freezer and washing machine. Built in double oven, four ring gas hob with extractor over , stainless steel sink and drainer unit, ample work top space, radiator.

GARAGE

Up and over door with power, personal door to the rear garden.

OUTSIDE TO FRONT

Ample off road parking leading to single garage. Side gated access to side garden.

SIDE GARDEN

Mainly paved with various shrubs and bushes, pathway leads to the rear garden. Steps leading to the front door.

REAR GARDEN

South facing, private rear garden enclosed by hedgerows and some fencing, Pathway leads to the other side of the property offering a further patio and pathway leading to the garage.

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.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ()

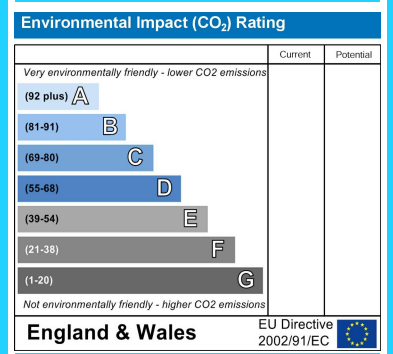
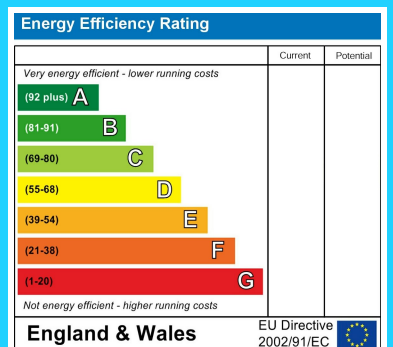
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.









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.

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

