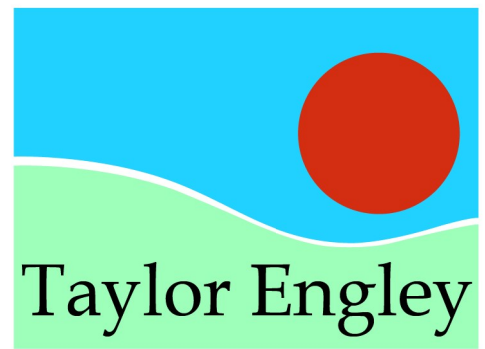


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**7 Ashley Gardens, Amberstone, Hailsham, East Sussex, BN27 1NQ**  
**Offers In Excess Of £339,950 Freehold**

**Taylor Engley are pleased to offer to the market this CHAIN FREE three bedroom detached house located in the favoured Amberstone area of Hailsham. The property is considered to be in good decorative order throughout and offers two reception rooms, a 15'10" UPVC double glazed conservatory to rear, en-suite shower room to master bedroom and a good sized rear garden. Benefits include gas fired central heating and sealed unit double glazing. EPC D**





**\* ENTRANCE HALL \* LOUNGE \* CONSERVATORY \* DINING ROOM \* KITCHEN \* CLOAKROOM/WC \* MASTER BEDROOM WITH EN-SUITE SHOWER ROOM \* TWO FURTHER BEDROOMS \* FAMILY BATHROOM \* GARAGE \* OFF ROAD PARKING \* 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:

UPVC front door opening into

### ENTRANCE HALL

Radiator.

### LOUNGE

15'4" x 15'1" narrowing to 7'10" (4.67m x 4.60m narrowing to 2.39m)

Double glazed window with outlook to front, two radiators, under stairs storage cupboard, patio doors to conservatory.

### CONSERVATORY

15'10" x 8'4" (4.83m x 2.54m)

UPVC and brick construction, wooden flooring, fitted blinds, double doors to garden.

### DINING ROOM

10'6" x 9' (3.20m x 2.74m)

Double glazed window with outlook to front, radiator, tiled flooring.

### KITCHEN

10'1" x 9' (3.07m x 2.74m)

Fitted with a range of wooden fronted cupboards and drawers. Space for cooker with extractor hood over, space and plumbing for dishwasher and washing machine. Work surfaces, single drainer sink unit with mixer tap, wall mounted boiler, radiator, window to rear, door to side exit.

### CLOAKROOM/WC

White suite comprising wc, wash basin, radiator, window to side.

From the entrance hall stairs rise to the first floor landing.

### FIRST FLOOR LANDING

Hatch to loft space, double glazed window to rear, airing cupboard.

### BEDROOM ONE

12'1" x 9'4" (3.68m x 2.84m)

Radiator, double glazed window with outlook to front.

### EN-SUITE SHOWER ROOM

White suite comprising pedestal wash basin, low level wc and shower. Radiator, double glazed window to side.

### BEDROOM TWO

12'1" x 8'9" plus door recess (3.68m x 2.67m plus door recess)

Double glazed window with outlook to front, radiator, wooden flooring.

### BEDROOM THREE

8'8" x 6'6" (2.64m x 1.98m)

Radiator, double glazed window to rear.

### FAMILY BATHROOM

Suite comprising panelled bath, pedestal wash basin and low level wc. Double glazed window to rear, radiator.

### OUTSIDE

#### FRONT

Area of lawn, driveway leading to garage.

#### GARAGE

Up and over door, personal door to rear garden.

#### REAR

The rear garden has a patio area, lawned area, wood barked area, timber shed, fenced surround, gate to front.

### VIEWING INFORMATION

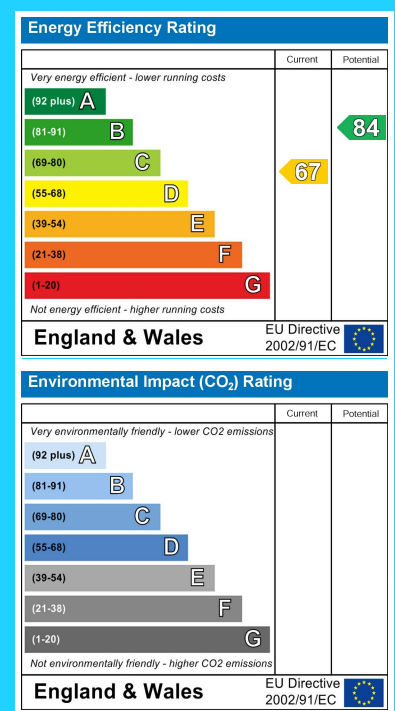
To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.

### 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.







**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.

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