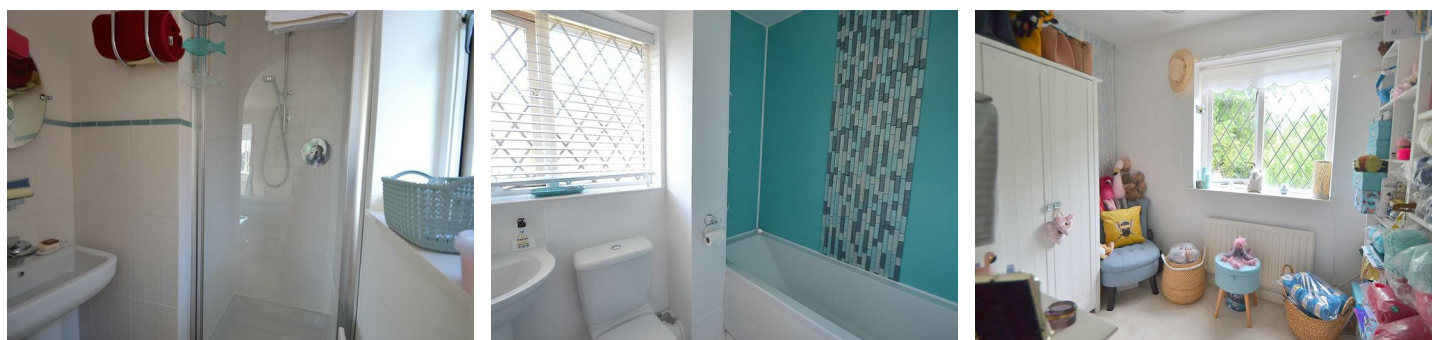
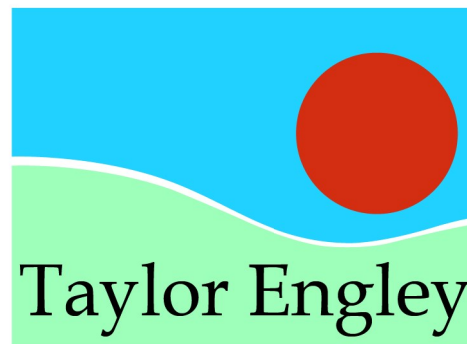


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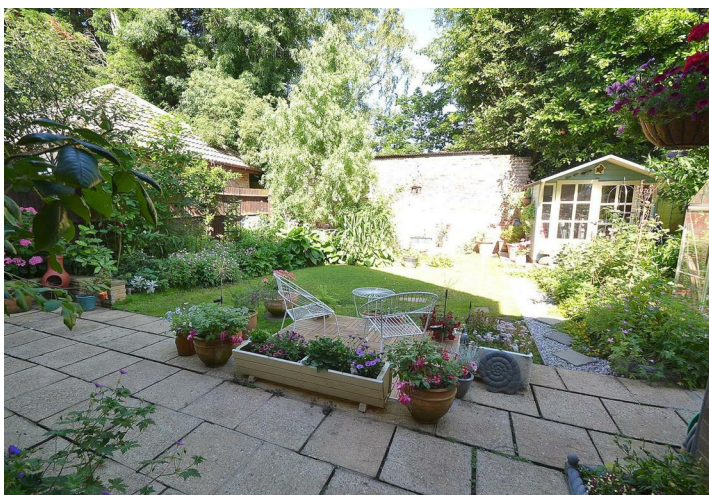
**1 Nursery Close, Hailsham, Hailsham, East Sussex, BN27 2PX**  
**Offers In Excess Of £349,950 Freehold**

A well appointed, light and spacious, mock Tudor style four bedroom detached house located within a cul de sac in handy proximity to town centre facilities. Features two reception rooms, cloaks/WC, fitted kitchen, recently fitted bathroom and en suite shower to master bedroom. Outside includes front garden, driveway, garage, cavity wall insulation and attractive cottage style walled garden. Viewing is highly recommended - EPC - D



**\* ENTRANCE HALL \* CLOAKROOM/WC \* LIVING ROOM \* SEPARATE DINING ROOM WITH DOORS TO THE REAR GARDEN \* KITCHEN \* FOUR BEDROOMS \* EN-SUITE SHOWER ROOM \* FAMILY BATHROOM \* GARDENS FRONT AND REAR \* GARAGE \* OFF ROAD PARKING \* DOUBLE GLAZED \* GAS CENTRAL HEATING \***

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.



The accommodation comprises:

### **ENTRANCE HALL**

Entrance door, coving, fuses box, stairs to first floor landing, radiator, wood effect laminate flooring, double doors to sitting room.

### **CLOAKROOM/WC**

White suite comprising low level flush WC and wash hand basin. Tiled splash back, radiator, leaded light window to side.

### **LIVING ROOM**

17'0" x 14'8" (5.18 x 4.47)

Twin aspect with leaded bay window to front and further leaded light window to front. Coving, two radiators, built-in bookshelves and cupboards under stairs, double doors to dining room.

### **DINING ROOM**

11'10" x 10'0" (3.61 x 3.05)

Patio door to garden, serving hatch to kitchen, radiator, coving.

### **KITCHEN**

10'0" x 8'10" (3.05 x 2.69)

Range of gloss fronted wall and base units incorporating cupboards and drawers, ample work top space, ceramic sink unit with chrome mixer tap, tiled splash backs. Oven with four ring gas hob and extractor over. Wall mounted Potterton boiler, door to rear garden.

### **FIRST FLOOR LANDING**

Access to loft (which is insulated and part boarded).

### **BEDROOM ONE**

12'0" x 11'4" exc bay (3.66 x 3.45 exc bay)

Leaded light window to front with far reaching views over the marshes, radiator, archway to:

### **EN SUITE SHOWER ROOM**

Suite comprising pedestal wash hand basin, enclosed tiled shower unit. Radiator, half tiled mosaic walls, inset ceiling spotlights, leaded light window to side.

### **BEDROOM TWO**

11'11" x 10'1" (3.63 x 3.07)

Radiator, fitted wardrobe with sliding doors, hanging rail and storage units, built-in cupboard housing hot water tank and linen storage, leaded light window overlooking the rear garden with far reaching views over the marshes.

### **BEDROOM THREE**

10'1" x 8'8" (3.07 x 2.64)

Radiator, fitted wardrobe with sliding doors, hanging rail and storage shelves. Leaded light window to front with far reaching views across the marshes.

### **BEDROOM FOUR**

8'8" x 6'10" (2.64 x 2.08)

Radiator, leaded light window to rear with far reaching views to the marshes.

### **BATHROOM**

7'5" x 5'8" (2.26 x 1.73)

Pedestal wash hand basin with chrome mixer tap, low level flush WC, bath with chrome shower mixer tap and shower screen, radiator, leaded light window to side.

### **OUTSIDE**

#### **FRONT GARDEN**

Enclosed lawn area with pathway to front door, shrubs and tree.

#### **DRIVEWAY**

Off road parking for two cars leading to garage.

#### **GARAGE**

17'6" x 8'11" (5.33 x 2.72)

Twin up and over doors front and rear, power and lighting, boarded loft space.

#### **REAR GARDEN**

Pretty cottage style garden with central lawn, variety of plants and bushes, wall to far end, summerhouse and shed, side access to front, outside tap.

#### **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.

#### **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.

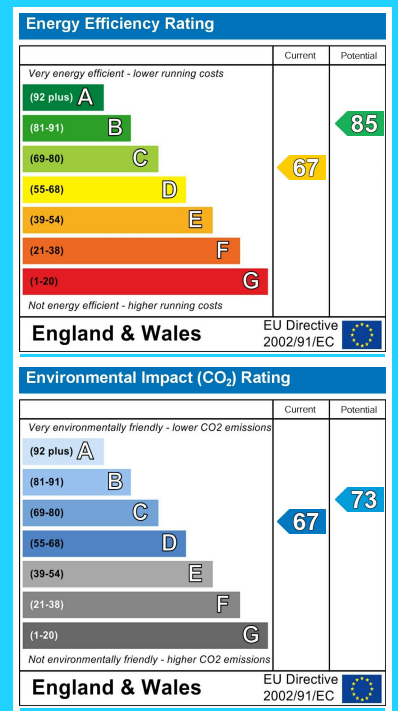
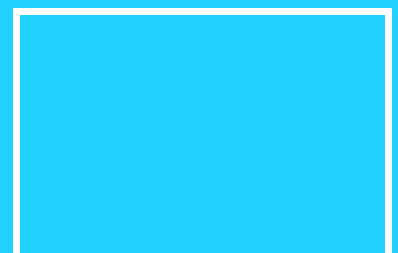
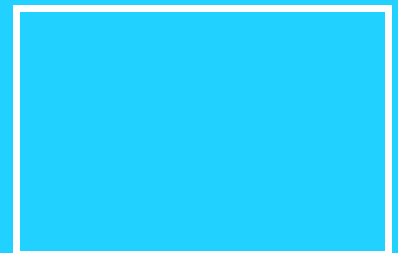
#### **MORTGAGE ADVICE**

Not sure if you can afford it? Call our professional Mortgage Advisor to find out. We can arrange mortgages through every lender in the High Street and could save you money on your monthly repayments. For helpful advice today please call Taylor Engley. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.** Written quotations available on request. Contracts of insurance may be required.









**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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