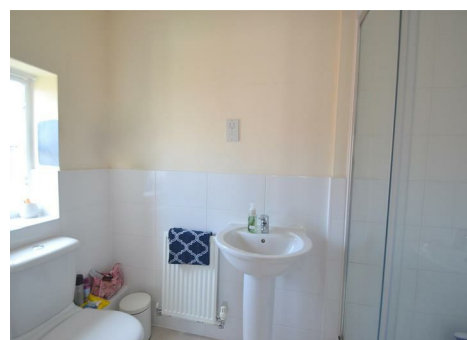
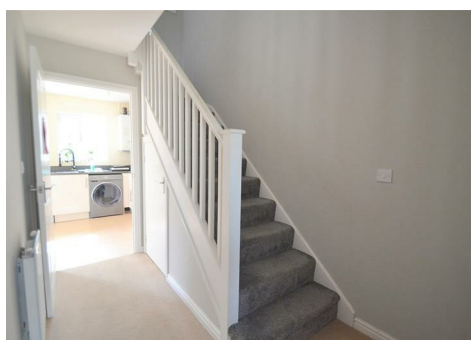
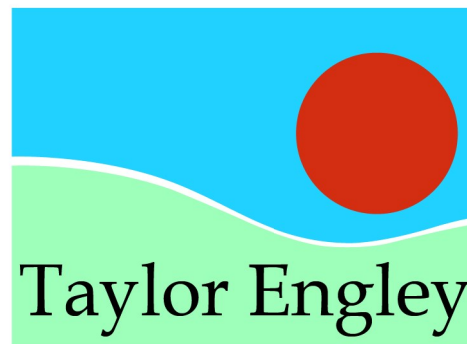


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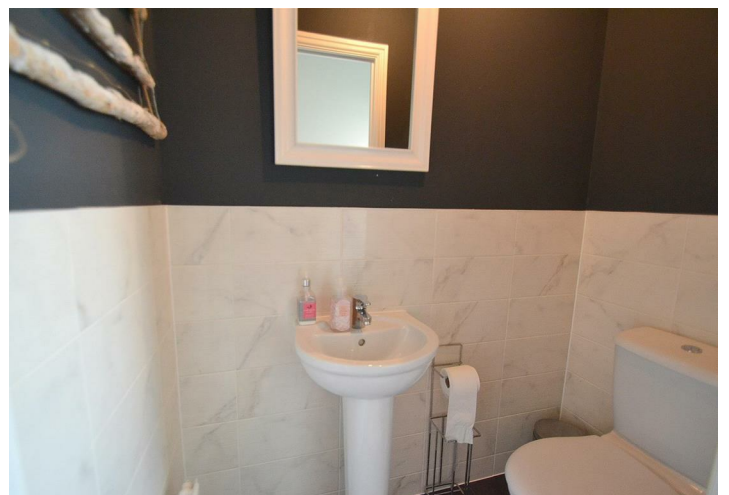
Price £325,000 Freehold

GARAGE WITH ELECTRIC DOOR, GOOD PARKING AND SOUTH FACING REAR GARDEN - A pretty three bedroom semi detached mews style house located within walking distance to Hailsham Town Centre having extensive facilities. The property offers good size accommodation and is flooded with natural light offers cloakroom, en-suite to master bedroom, sitting room which is ideal for adding a wood burning stove as there is an open chimney in situ, the kitchen/breakfast room opens out into the rear garden having a southerly aspect. Located to the rear of the property is a single garage with electric up and over doors with further parking. EPC - B -



*** THREE BEDROOMS * CLOAKROOM * SITTING ROOM WITH OPEN FIREPLACE * KITCHEN/BREAKFAST ROOM * EN-SUITE TO MASTER BEDROOM * BATHROOM * GAS CENTRAL HEATING * DOUBLE GLAZED * REMAINDER OF WARRANTY * GARAGE * PARKING * EPC - B -**

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

Obscure UPVC entrance door leading into the entrance hallway

SITTING ROOM

15'2 x 11'1 (4.62m x 3.38m)

Dual aspect having, Double glazed window into bay, further double glazed window to side, tv aerial socket, radiator, door to kitchen and hallway, open brick fireplace with oak mantle and surround.

KITCHEN/DINING ROOM

17'11 x 8'9 (5.46m x 2.67m)

Kitchen area has full range of wall and base units incorporating cupboards and drawers, spaces for fridge freezer, washing machine and dishwasher, built in Beko oven with four ring gas hob with extractor over and stainless steel splash guard, one na dhalf bowl composite sink unit with retractable spray mixer tap and swivel spout, double glazed window to the rear garden, wall mounted Gloworm boiler, radiator. Dining area has double glazed door to the rear garden and two further double glazed windows to side.

ENTRANCE HALL

16'3 x 3'2 (4.95m x 0.97m)

Fitted wipe mat, radiator, power sockets, telephone socket understairs storage cupboard housing wall mounted fuse box. Door to sitting room and kitchen, stairs to first floor landing. Door to

CLOAKROOM

5'4 x 2'8 (1.63m x 0.81m)

Low level flush wc, pedestal wash hand basin with mixer tap, radiator, part tiled, extractor fan.

LANDING

Hatch to loft space. Built in cupboard

BEDROOM ONE

11'4 x 10'2 (3.45m x 3.10m)

Double glazed windows into bay to the front, radiator, television aerial socket, built in cupboard with hanging rail and storage shelf

EN-SUITE

8'2 x 3'11 (2.49m x 1.19m)

Obscure double glazed window to side, low level flush wc, pedestal wash hand basin with chrome mixer tap, enclosed fully tiled shower cubicle with Mira shower over

with sliding door, extractor fan, wall mounted shaver socket, radiator

BEDROOM TWO

11'4 x 9'9 (3.45m x 2.97m)

Double glazed window to rear, radiator.

BEDROOM THREE

6'9 x 6'4 (2.06m x 1.93m)

Double glazed window to front, radiator.

BATHROOM

6'5 x 6'5 (1.96m x 1.96m)

Pedestal wash hand basin with chrome mixer tap, low level flush wc, panel bath, fully tiled, obscure double glazed window to rear, radiator

GARDEN TO FRONT

Ornamental foot bridge to the front door, gate side access to the rear. Car space and visitor spaces to front

OUTSIDE TO REAR

Stone aid patio are with step down to further stone patio having built in wood corner seating area, area of astro-turf, pathway leads to gate to side to the front, outside tap. Rear gare leads to garage which has an electric up and over roller door and further parking space.

ESTATE CHARGES

Approximately £250 per annum, paid monthly.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (D) Currently £2303.29 until March 2023.

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

FOR CLARIFICATION:-

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

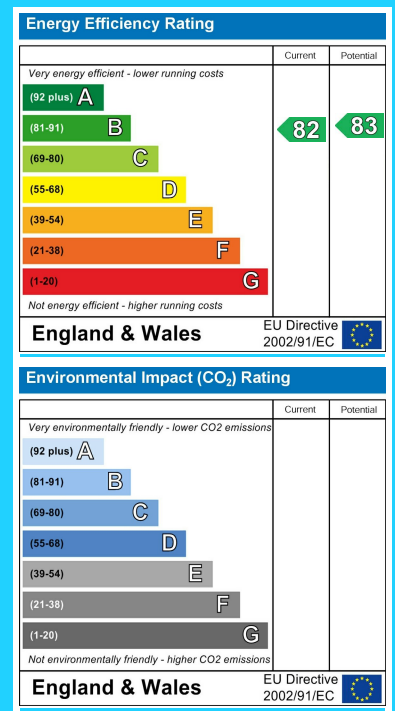
VIEWING INFORMATION

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.









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.

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