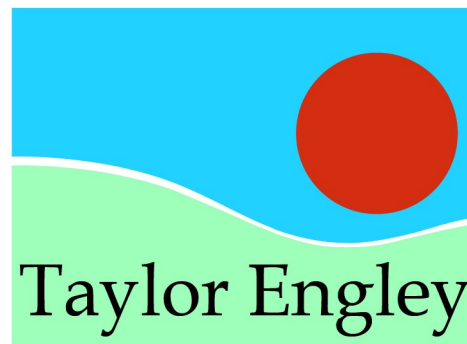


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15 Jasmine Green, Hailsham, East Sussex, BN27 1TA

Price £269,950 Freehold

Taylor Engley are pleased to bring to the market this CHAIN FREE two bedroom, end of terrace house located in the favoured Harmers Hay development in North Hailsham. The property is set within a larger than average plot, with additional garden space to side which could offer ideal space for extension (subject to planning consent) and enjoys a pleasant outlook across the greens to front and rear. Gas fired central heating, sealed unit double glazing and garage. EPC = C



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.



FRONT DOOR TO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator, door to:

LIVING ROOM

21'07" x 13'07" narrowing to 8'10" (6.58m x 4.14m narrowing to 2.69m)

Double aspect room with windows to front and rear, two radiators, understairs storage cupboard, door to:

KITCHEN

12'01" x 7'04" max (3.68m x 2.24m max)

Fitted with a range of cream fronted cupboards and drawers, space for washing machine, fridge, freezer and cooker with extractor hood over, worksurfaces, sink unit, radiator, walk-in larder cupboard, window and door to garden.

From the entrance hall, stairs to first floor landing with hatch to loft space.

BEDROOM ONE

13'06" x 10'07" (4.11m x 3.23m)

Large window with outlook to front, radiator, double wardrobe cupboard, shelved cupboard.

BEDROOM TWO

8'11" x 9'11" (2.72m x 3.02m)

Window with outlook to rear, radiator, airing cupboard housing hot water cylinder and slatted shelving, double wardrobe cupboard.

BATHROOM

White suite comprising low level WC, washbasin with cupboards below, large shower cubicle, tiled walls, radiators, window to rear.

GARDENS

Gardens to front, side and rear.

GARAGE

Located in a block nearby.

ESTATE CHARGE

The annual Estate Charge is approximately £67 per annum.

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 B, currently £1876.96 per annum until April 2024.

BROADBAND AND MOBILE PHONE CHECKER

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

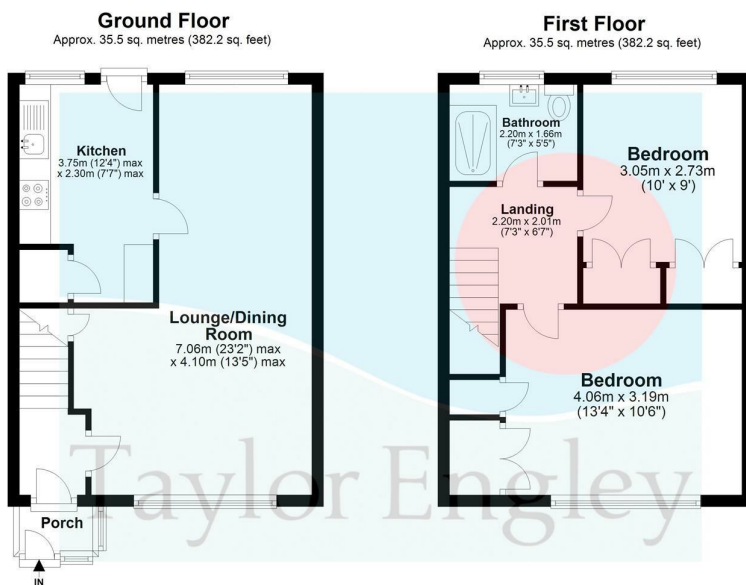
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VIEWING INFORMATION

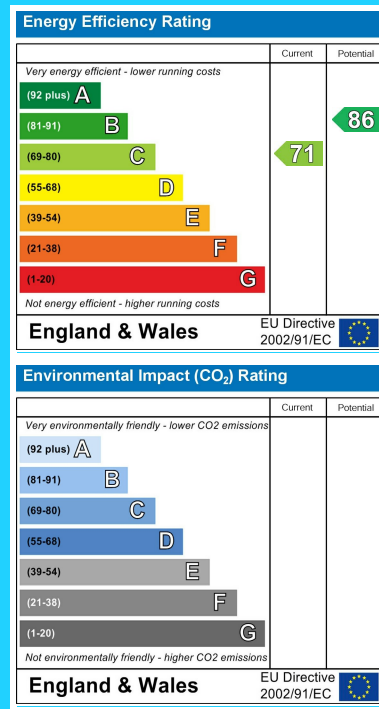
To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





Total area: approx. 71.0 sq. metres (764.5 sq. feet)

This floor plan is for illustrative purposes only. All measurements are approximate.



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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