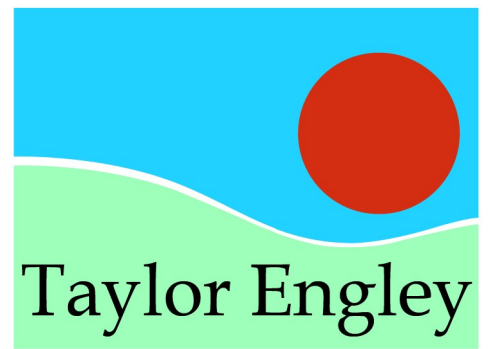


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000
Fax: (01323) 440750

hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk



219 Lion House Park Mill Road, Hailsham, East Sussex, BN27 2SE
Price £62,000 Freehold

CHAIN FREE - 2 bedroom park home located within the popular Lion House Park residential site. The property offers sitting room, kitchen/diner, bathroom/wc, gas central heating, gardens to front sides and rear, double glazed and parking is located to the front of the property. Over 55's sorry no pets.



*** PARK HOME * TWO BEDROOMS * SITTING ROOM * KITCHEN/DINING ROOM * BATHROOM/WC * DOUBLE GLAZED * GAS CENTRAL HEATING * PARKING TO THE FRONT OF THE PROPERTY ***

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

Part glazed entrance door leading into

ENTRANCE HALLWAY

Wall mounted thermostat control

BEDROOM ONE

11'8 x 7'9 (3.56m x 2.36m)

New carpet, radiator, double glazed window to side, fitted bedroom furniture, power sockets.

BEDROOM TWO

8'11 x 5'4 (2.72m x 1.63m)

Radiator, double glazed window to side.

BATHROOM

5'6 x 6'7 (1.68m x 2.01m)

White suite comprises panel bath, pedestal wash hand basin, low level flush wc, part tiled, wall light, radiator, obscure double glazed window to side.

KITCHEN/DINING ROOM

13'2 x 11'9 (4.01m x 3.58m)

Fitted with wall and base units, one and half bowl composite sink unit with chrome mixer tap, spaces for oven, washing machine fridge freezer, to the dining area has built in cupboards with louvred fronts with shelving and the other housing Potterton gas boiler, double glazed window to side, extractor fan door to

SITTING ROOM

13'9 x 11'7 (4.19m x 3.53m)

Dual aspect room with double glazed window to side and front, upvc entrance door with half moon inset window, radiator, television aerial socket, gas fireplace.

OUTSIDE

Gardens surround which is mainly laid to lawn.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (A) £1,608.81

PITCH FEES

Pitch fees are £202.81 pcm, water is £11.20 per month "fixed fee" including the 40p admin charge.

PLEASE NOTE

The property is covered by the Mobile Home Agreement.

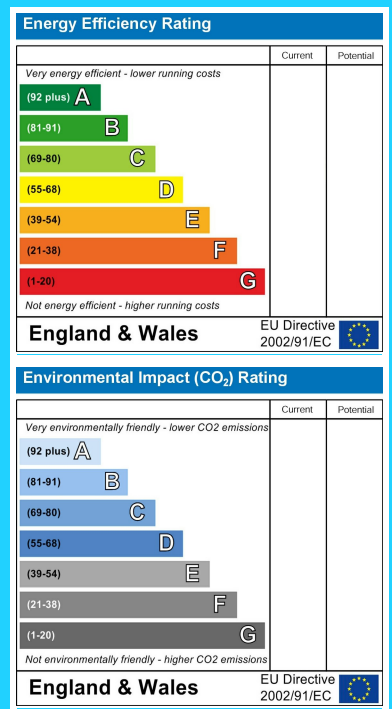
BROADBAND AND MOBILE PHONE CHECKER

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

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

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