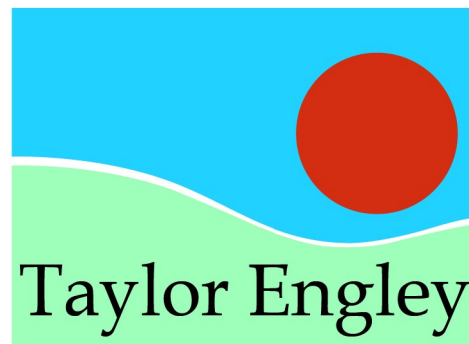


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44 Sandbanks Way, Hailsham, East Sussex, BN27 3LN
Price £349,950 Freehold

Unexpectedly re-available due to a chain break! - Beautiful extended bungalow! This attractive two double bedroom bungalow has pretty much everything including a large utility, recently fitted modern kitchen, dining room open plan to sitting room with sliding patio doors looking out to a good size private, Westerly facing rear garden. The current sellers have maintained and improved the property and offers, double glazing throughout, gas central heating, shared driveway and single garage. The bungalow is located within the popular and peaceful area of Sandbanks in South Hailsham having bus links into Hailsham and Eastbourne. Viewing is highly recommended! - EPC - D



*** EXTENDED BUNGALOW * TWO BEDROOMS * KITCHEN * UTILITY * DINING ROOM * SITTING ROOM * * SHOWER/WC * GARDEN TO FRONT * LARGE WESTERLY FACING REAR GARDEN * DRIVEWAY * SINGLE GARAGE * GAS CENTRAL HEATING * DOUBLE GLAZED * EPC D**

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.



Part glazed door into:

HALLWAY

17'6" x 3'7" (5.33m x 1.09m)

Wall mounted fuse box, radiator, hatch to loft space, airing cupboard, housing hot water tank and shelving, wood effect laminate flooring.

BEDROOM TWO

9'2" x 7'5" (2.79m x 2.26m)

Double glazed window to front and side, radiator, wood effect laminate flooring.

BEDROOM ONE

15'6" x 10'3" (4.72m x 3.12m)

Bay window with double glazed windows to the front, wood effect laminate flooring.

SHOWER ROOM WC

7'8" x 6'5" (2.34m x 1.96m)

Two obscure double glazed windows to side, low level flush WC, pedestal wash hand basin, shower with shower over, part tiled, fitted shelving and shelf, heated chrome towel radiator, extractor fan.

DINING AREA

13'11" x 9'11" (4.24m x 3.02m)

Open plan to the sitting room, radiator, wood effect laminate flooring.

SITTING ROOM

14'5" x 9'11" (4.39m x 3.02m)

Radiator, television aerial socket, wood effect laminate flooring, sliding patio doors to the rear garden, door to utility, archway to:

KITCHEN

11'4" x 8'7" (3.45m x 2.62m)

Obscure double glazed window to side, fitted with full range of wall and base units, incorporating cupboards and drawers, large stainless steel sink unit and drainer with chrome mixer tap, ample work top space, built in Neff double oven, built in dishwasher, four ring Neff electric hob with extractor over, radiator, door to hallway, inset ceiling spotlights, mosaic tile flooring.

UTILITY

9'10" x 4'10" (3.00m x 1.47m)

Double glazed window to side, ample work top space with base units under, tiled splash back, spaces for washing machine and tumble dryer, part decorative double glazed door to garden

OUTSIDE TO FRONT

Low maintenance garden with area of lawn and flower shrub borders, shared drive way leading to single garage.

OUTSIDE TO REAR

Private, westerly facing garden with gated side access, patio, outside tap and light, area of lawn, large shed, further rear patio to the far garden, enclosed by panel fencing.

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.

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.

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (D)









Total area: approx. 107.6 sq. metres (1157.8 sq. feet)
44, Sandbanks Way, Hailsham



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 79 |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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