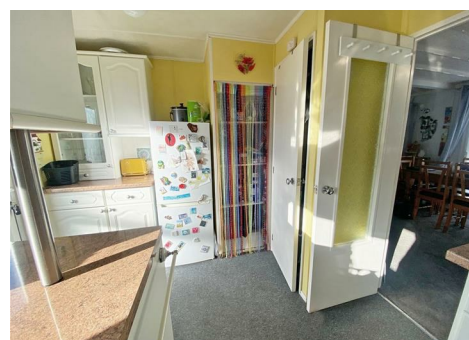
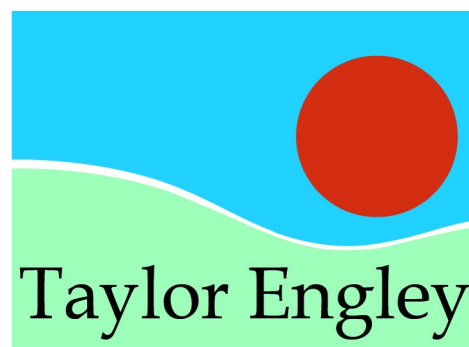


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402 Lion House Park, Mill Road, Hailsham, East Sussex, BN27 2SR

Price £139,950 Freehold

Situated in 'The Garden' section of Lion House Park, this light and airy double unit park home has undergone numerous improvements over the last few months, to include a new roof with new insulation and solar panels and new under unit insulation. The location is highly desirable on the park. Other features include double glazing throughout and gas central heating. The Lion House Park development is run by Berkeley Parks and is within convenient reach of town centre facilities - EPC - N/A (AGE 50+ ONLY, NO PETS).



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.



KITCHEN

13'04" x 9'03" max (4.06m x 2.82m max)
Spacious kitchen fitted with a range of white cupboards and drawers, worksurfaces, space and plumbing for washing machine, sink unit, built-in oven and gas hob with extractor hood over, space for fridge freezer, space and plumbing for dishwasher, cupboard housing Viessmann boiler, double glazed window with outlook to side, door to side.

'L' SHAPED LIVING ROOM

18'09" x 19'04" narrowing to 10'09" max (5.72m x 5.89m narrowing to 3.28m max)
Double aspect room with double glazed windows to front and side, patio doors to garden area, two radiators, wall mounted electric panel heater, door to:

INNER HALLWAY

Built-in cupboard.

BATHROOM

Modern white suite comprising panelled bath, with Mira shower over, WC, washbasin with cupboard below, radiator, double glazed window.

BEDROOM ONE

10'10" x 9'05" (3.30m x 2.87m)
Double glazed window with outlook to rear, radiator.

BEDROOM TWO

9'10" x 9'06" max (3.00m x 2.90m max)
Double aspect room with double glazed windows to side and rear, radiator, built-in cupboard with hanging and shelf space.

OUTSIDE

Wrap around garden laid to lawn with a patio seating area.

PARK HOME INFORMATION

The property is covered by the Mobile Home Agreement. Monthly pitch fees is approximately £217.26.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band A.

BROADBAND AND MOBILE PHONE CHECKER

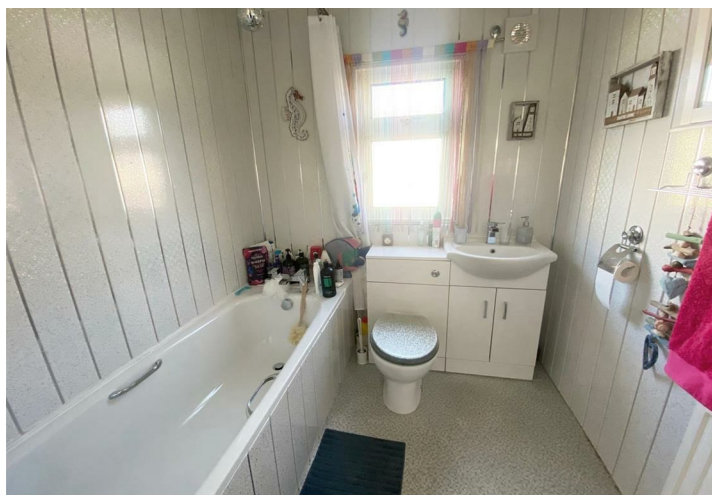
For broadband and mobile phone information, please see the following website:
www.checker.ofcom.org.uk

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.

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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