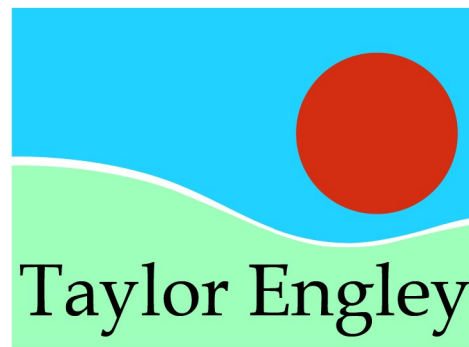


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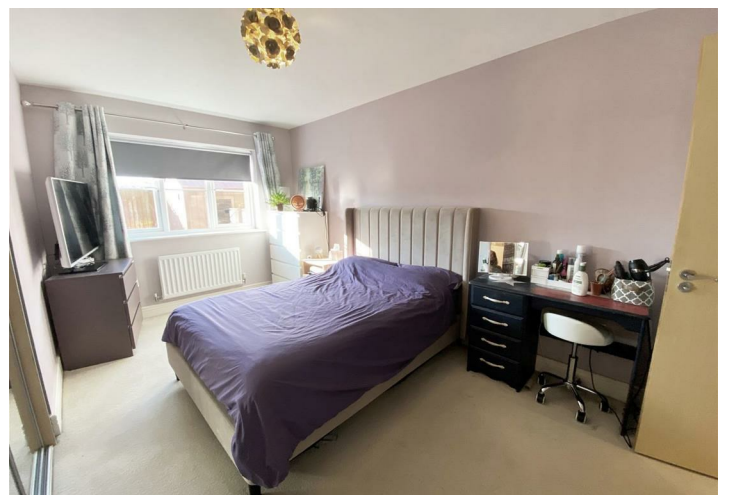
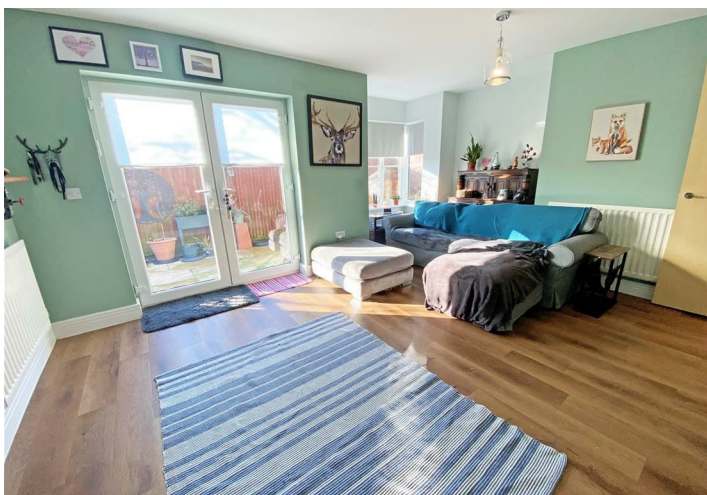


**2 The Sidings, Hailsham, East Sussex, BN27 2GB**  
**Price £225,000 Leasehold**

Taylor Engley are pleased to bring to the market, this spacious **TWO BEDROOM GARDEN FLAT** that has been modernised to a high standard. The property offers a good size living room with French doors opening in to the private garden, an impressive fitted kitchen with built-in appliances, a master bedroom with a fantastic en-suite shower room, a second double bedroom as well as a family bathroom. Benefits include triple glazing fitted with acoustic glass, water softener, thermostat controlled Google Nest, allocated parking, wood effect luxury vinyl flooring through the hallway, living room and kitchen that came with a twenty-five year warrantee. EPC = C (Total Floor Area approx 80 square meters).



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.



**Door to:**

Communal entrance hall, door to:

**ENTRANCE HALL**

Security entry phone system, radiator, airing cupboard housing hot water cylinder, large built-in storage cupboard.

**LIVING ROOM**

17'04" x 14'09" max (5.28m x 4.50m max)  
Two radiators, box bay window to rear, French doors to rear garden, laminate flooring.

**KITCHEN**

11'08" x 7'09" (3.56m x 2.36m)  
Fitted with a range of modern cupboards and drawers with fitted inset space-saver drawers and kidney shaped corner pullouts. Space for fridge freezer, built-in Neff oven, built-in Hisense microwave, Hisense induction hob with extractor hood over, one and a half bowl sink unit with tap and filter tap. Cupboard housing Vaillant boiler, integral slimline dishwasher, space and plumbing for washing machine and tumble dryer, oak shelving and work surfaces. Window with outlook to side, Philips Hue Centris lighting.

**BEDROOM ONE**

16'02" x 9'01" (4.93m x 2.77m)  
Built-in mirror fronted double wardrobe cupboard, window to rear, radiator.

**EN-SUITE SHOWER ROOM**

Modern suite comprising large walk in shower cubicle, washbasin with drawers below, WC, heated towel radiator, extractor fan, mirror with lighting, demister and sound.

**BEDROOM TWO**

13'10" x 7'11" (4.22m x 2.41m)  
Radiator, window to front.

**FAMILY BATHROOM**

Modern white suite comprising panelled bath with mixer tap and shower attachment, WC, washbasin, heated towel rail, tiled floor, extractor fan.

**GARDEN**

Private garden with patio area, shingled area, gate to side and shed with window, fitted electric awning.

**PARKING**

Allocated parking space to front with electric vehicle charging point. Two visitor parking spaces.

**LEASE & CHARGES INFORMATION**

We have been advised there are approximately 109 years remaining on the lease. Ground Rent: £25 per quarter. Service charges: approximately £237.59 a month.

**COUNCIL TAX BAND**

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

**BROADBAND AND MOBILE PHONE CHECKER**

For broadband and mobile phone information, please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

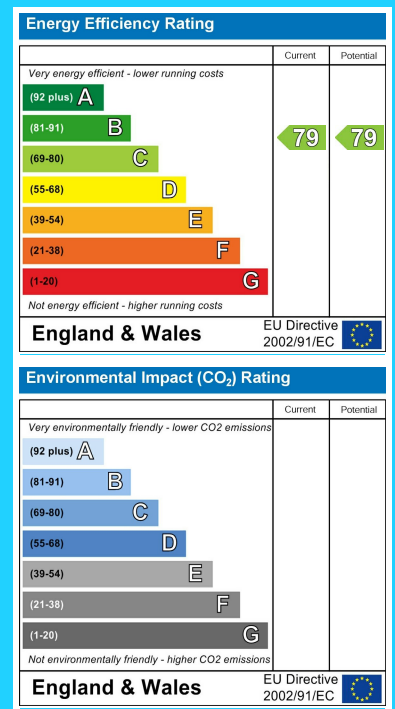
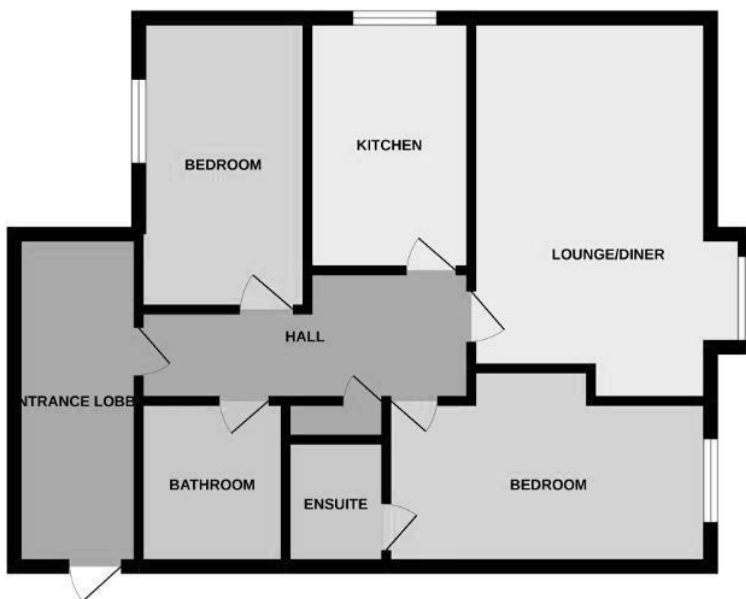
**FOR CLARIFICATION:-**

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.

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**