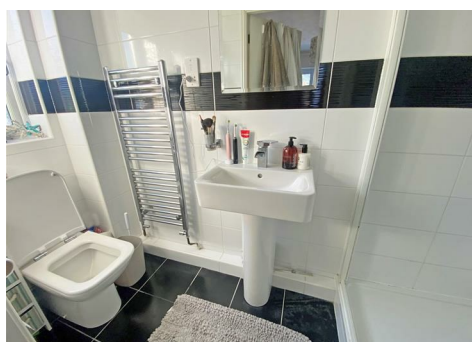
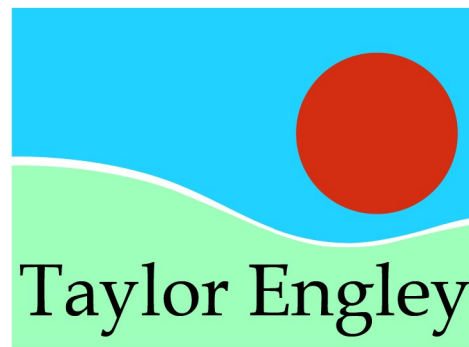


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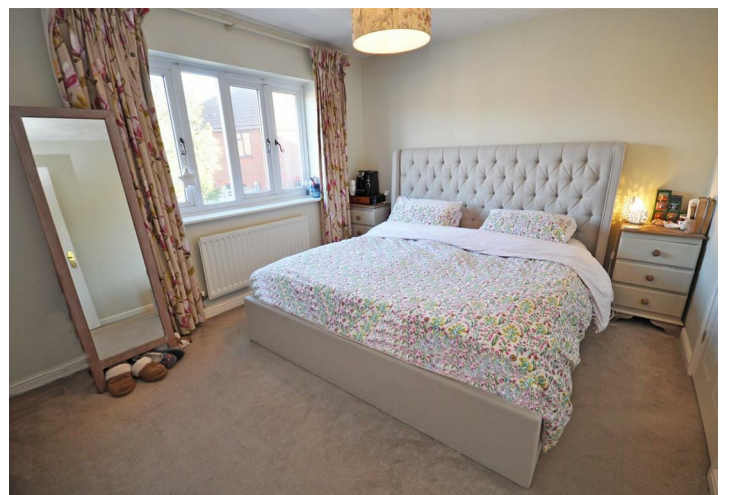


**31 St. Boswells Close, Hailsham, East Sussex, BN27 3WB**  
**Offers In Excess Of £399,950 Freehold**

Situated in a sought after cul-de-sac location in North Hailsham, is this beautifully maintained and extended three bedroom detached house. The property offers spacious light and airy living accommodation, with a superb ground floor extension providing fabulous open plan living space, ideal for family time and entertaining. **GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE GLAZING. 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.



Part glazed front door to:

### **ENTRANCE VESTIBULE**

Radiator, double glazed window to side, tiled floor, glazed door to:

### **SITTING ROOM**

15'05" x 11'08" (4.70m x 3.56m)

Double glazed window with outlook to front, radiator, wood laminate flooring.

### **DINING ROOM/GAMES ROOM**

9'11" x 8'02" (3.02m x 2.49m)

Wood laminate flooring, understairs storage cupboard.

### **OPEN PLAN GARDEN ROOM/FAMILY ROOM**

20' x 9'08" (6.10m x 2.95m)

Bifold doors opening on to the garden, two double glazed windows to rear, ceiling lantern, wood laminate flooring, two radiators, open plan to:

### **KITCHEN AREA**

11'02" x 8'04" (3.40m x 2.54m)

Fitted with a range of cream fronted cupboards and drawers with space saver inserts, wooden work surfaces, butler style sink with mixer tap, Bosch integral dishwasher, space for Range style cooker with extractor hood over, space for fridge freezer.

From the games room, stairs rise to first floor landing with double glazed window to side and hatch to loft space with a fitted ladder and being part boarded. Built-in laundry cupboard with space and plumbing for washing machine and tumble dryer. Airing cupboard housing hot water cylinder, radiator.

### **BEDROOM ONE**

11'3" x 10'2" (3.43m x 3.10m)

Double glazed window to rear, radiator, two built-in wardrobe cupboards with hanging and shelf space.

### **EN-SUITE SHOWER ROOM**

White suite comprising low level wc, washbasin, large shower cubicle, tiled floor, heated towel rail, double glazed window to side, shaver point.

### **BEDROOM TWO**

11'03" x 10'02" (3.43m x 3.10m)

Radiator, double glazed window to front.

### **BEDROOM THREE**

8'06" x 7'03" (2.59m x 2.21m)

Radiator, double glazed window to front.

### **FAMILY BATHROOM**

White suite comprising washbasin, low level wc, double ended bath with mixer tap and shower attachment, double glazed window to rear, heated towel rail, tiled floor, shaver point.

### **DRIVEWAY & GARAGE**

Driveway parking for two cars. Garage with power sockets and light.

### **GARDEN**

Landscaped paving with seating area, well stocked borders with a variety of trees and shrubs, gated access to both sides, outside sockets, tap, fence surround and outdoor lighting.

### **COUNCIL TAX BAND**

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

### **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.

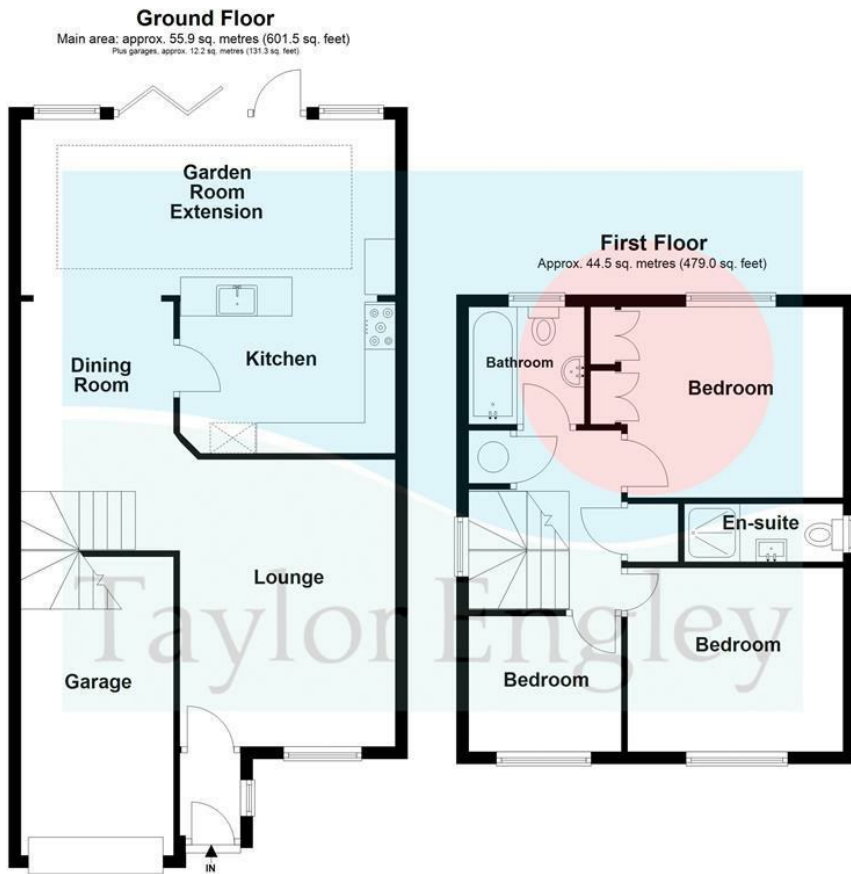
### **VIEWING INFORMATION**

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.



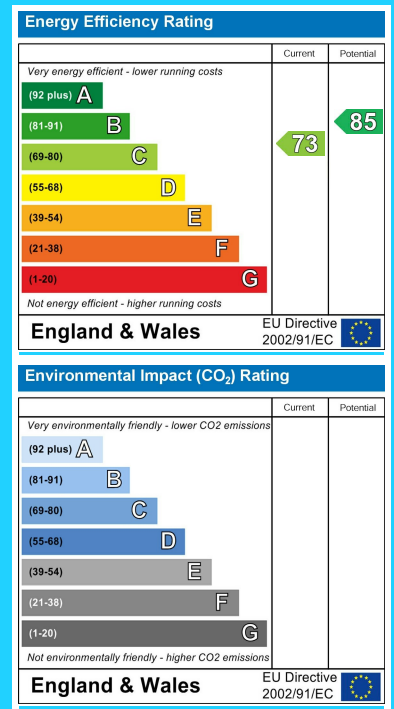






Main area: Approx. 100.4 sq. metres (1080.5 sq. feet)  
Plus garages, approx. 12.2 sq. metres (131.3 sq. feet)

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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