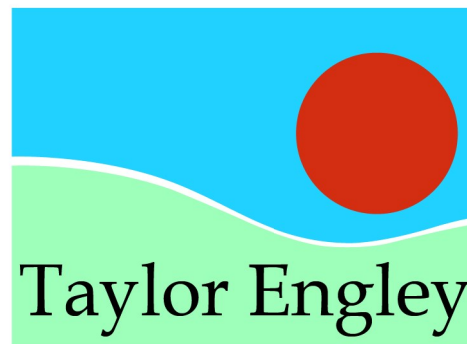


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21 Caburn Way, Hailsham, East Sussex, BN27 3LX
Offers In The Region Of £369,000 Freehold

Good size plot! Extended two bedroom detached bungalow, situated in a quiet residential cul-de-sac. This home is set back from the road with a long driveway and good size, private South facing rear garden. The bungalow is double glazed throughout and also benefits from gas fired central heating and underfloor heating to the sun room with door to the rear garden, the dining area also has French doors to the rear garden, shaker style kitchen, shower room/wc and single garage with power plus established well stocked gardens, shed and summerhouse. EPC - D



*** DETACHED BUNGALOW* EXTENDED ACCOMMODATION * TWO BEDROOMS * SHOWER/WC * KITCHEN * DINING AREA * SITTING ROOM EXTENDING TO THE SUN ROOM * DOUBLE GLAZED * GAS CENTRAL HEATING * GOOD SIZE REAR GARDEN * GARAGE * DRIVEWAY PARKING * EPC - TBC**

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.



RECESSED ENTRANCE PORCH

Brick and tiled floor, part obscure glazed front door opening to:

ENTRANCE HALL

Single radiator, telephone point, door opening to shallow wall mounted electricity meter cupboard and electric fuse panel, loft access trap, airing cupboard containing hot water cylinder, sliding door to kitchen.

BEDROOM TWO

9'5" x 8'7" max (2.87m x 2.62m max)
Double aspect room, double glazed windows to front and side, single radiator, door opening to built-in storage cupboard having hanging rail and storage shelf.

BEDROOM ONE

11'11" x 10'2" (3.63m x 3.10m)
Double glazed window to front, single radiator.

KITCHEN

10'01" x 7'8" (3.07m x 2.34m)
Contemporary style built-in eye and base level units incorporating cupboards and drawers with wood effect roll edged work surfaces, sink with single drainer and chrome mixer tap, space and plumbing for washing machine and dishwasher, four ring gas hob with stainless steel splash back and extractor over, built in eye level Hotpoint oven with built in combination microwave over, space for fridge/freezer, fully tiled walls, wall mounted hot water and central heating timer, obscure glazed side door opening to side access, further double glazed window to side.

SHOWER ROOM/WC

8' x 5'4 (2.44m x 1.63m)
Close couple wc, vanity wash hand basin with cupboard under further built in cupboards to side, enclosed corner shower with aqua boarding, extractor fan, heated chrome towel radiator, inset ceiling spot lights, shaver socket, further radiator, obscure double glazed window to side.

LOUNGE/DINING ROOM/GARDEN ROOM

Sitting room area measure 20' 10'7 - Dining area has double glazed door to the rear garden, radiator,

television aerial socket, gas fireplace with wood mantle and surround with inset marble and hearth, radiator, open plan to sun room having under floor heating, double glazed window to the rear garden, double glazed French doors to the rear garden, wall mounted thermostat control.

OUTSIDE

FRONT GARDEN

Mainly laid to lawn, long drive way which runs along the side of the house, low brick wall with brick built pillars.

GARAGE

16'0" x 7'10" (4.88m x 2.39m)
Power and light, side door, windows to side and rear.

REAR GARDEN

Private South facing rear garden having an area of lawn with patio and pathway to the rear leading to summer house and shed, planted borders.

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.

BROADBAND AND MOBILE PHONE CHECKER

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

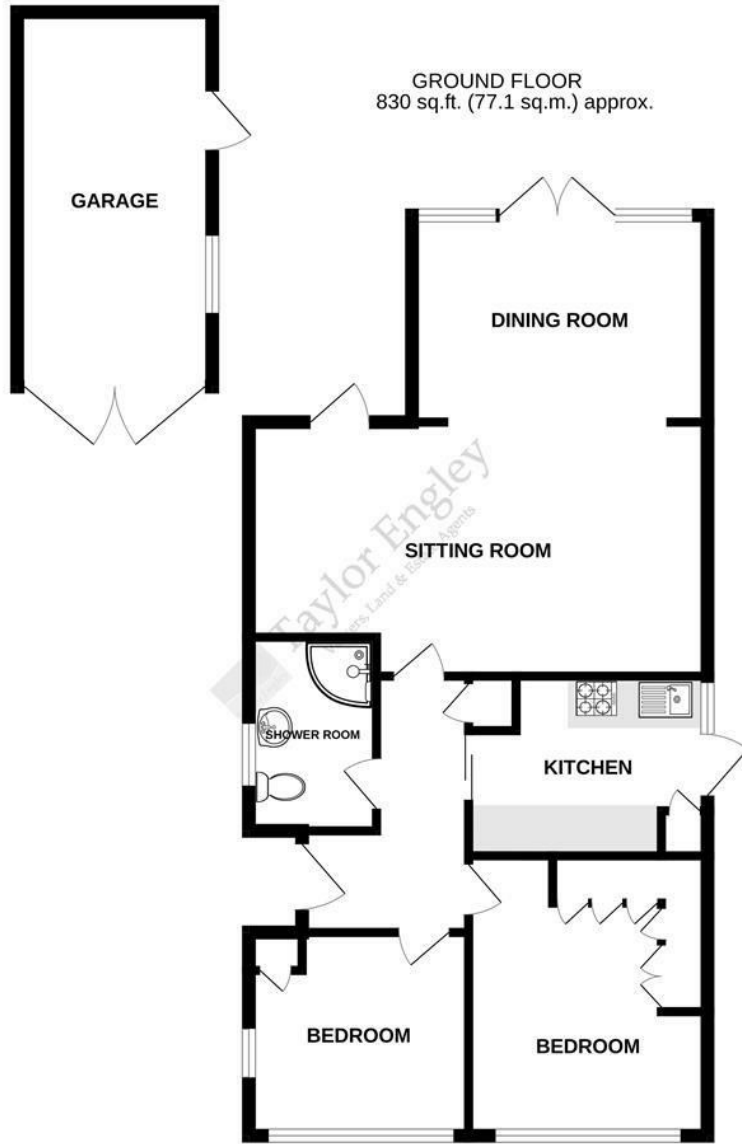
COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (D) £2,303.29





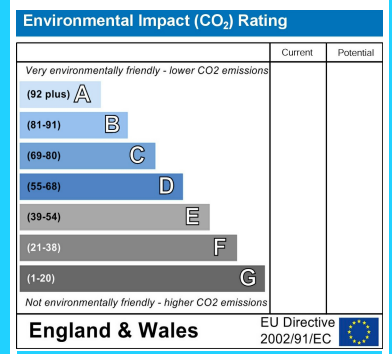
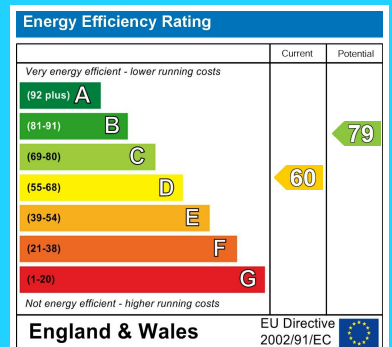




GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.

TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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