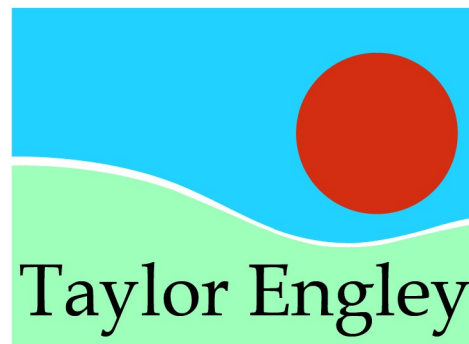


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**28 Derwent Close, Hailsham, East Sussex, BN27 3DA**  
**Offers In Excess Of £449,950 Freehold**

Taylor Engley are pleased to bring to the market this beautifully presented three bedroom detached bungalow, situated in a highly sought after cul-de-sac location in North Hailsham. The property offers spacious light and airy living accommodation, with the benefit of a modern fitted kitchen and shower rooms, large conservatory, garage, spacious driveway, gas fired central heating and sealed unit double glazing. Bungalows of this standard rarely come to the market, so early viewings are recommended. 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.

**\* GOOD DECORATIVE ORDER THROUGHOUT \* MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES AND MARBLE WORK SURFACES \* SEALED UNIT DOUBLE GLAZING \* MODERN FITTED SHOWER ROOMS \* SPACIOUS ROOMS \* WELL MAINTAINED GARDENS TO FRONT SIDE AND REAR \* LARGE CONSERVATORY \* GARAGE \* LARGE DRIVEWAY \***



UPVC part glazed front door to:

### **ENTRANCE VESTIBLE**

Oak flooring, built-in cupboard housing electric and gas meter, fuse board, glazed door to:

### **HALLWAY**

Oak flooring, radiator, hatch to spacious loft space (with fitted ladder) being part boarded and with a fitted light (the boiler is located in the loft space), airing cupboard with radiator and shelving.

### **LIVING ROOM**

18'02" x 12'04" (5.54m x 3.76m)

Radiator, large double glazed window enjoying outlook to front, French doors to side garden, feature fireplace with electric fire

### **KITCHEN/BREAKFAST ROOM**

12'02" x 10'10" (3.71m x 3.30m)

Fitted with a range of cream fronted units, integral washing machine, dishwasher and fridge freezer, induction hob with extractor over, built-in oven. Oak flooring, marble work surfaces, one and a half bowl sink unit with mixer tap, radiator, double glazed window with outlook to front, part glazed door to:

### **UPVC SIDE PORCH**

6'06" x 3' (1.98m x 0.91m)

UPVC part glazed doors to front and rear, tiled floor.

### **BEDROOM ONE**

15'01" x 11'08" (4.60m x 3.56m)

Triple built-in mirror fronted wardrobe cupboard, double glazed window to rear, radiator.

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

Modern white suite comprising WC, washbasin with cupboards below, spacious shower cubicle, tiled floor, heated towel rail, double glazed window to side.

### **BEDROOM TWO**

12'03" x 9'05" (3.73m x 2.87m)

Double mirror fronted wardrobe cupboard, radiator, double glazed window with outlook over rear garden.

### **BEDROOM THREE**

9'09" x 8'11" (2.97m x 2.72m)

Oak flooring, radiator, patio doors to:

### **CONSERVATORY**

23'04" x 14' narrowing to 10'04" (7.11m x 4.27m narrowing to 3.15m)

Two radiators, door to garden, two electric wall heaters, fitted blinds.

### **SHOWER ROOM**

Modern suite comprising large walk in shower, WC, heated towel rail, tiled walls and floor, washbasin with cupboards below, double glazed window to side.

### **GARAGE & PARKING**

Spacious driveway offering a good degree of parking, garage with up and over door to front, window to side, electric and light.

### **GARDEN**

Well maintained and well stocked gardens to front side and rear, offering a variety of lawned and patio areas, well stocked flower borders, vegetable garden and gates to side and rear access.

### **COUNCIL TAX BAND**

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

### **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**

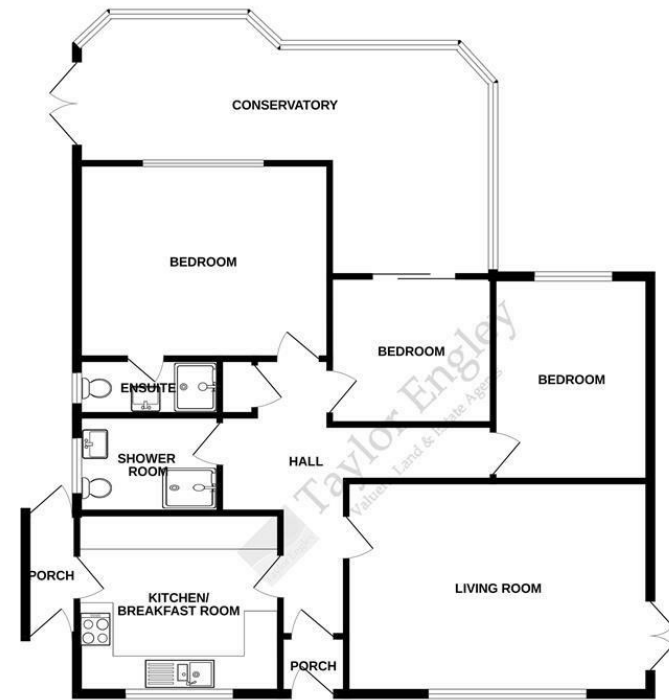
To view a property please contact TAYLOR ENGLE Y for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.







GROUND FLOOR  
1241 sq.ft. (115.3 sq.m.) approx.



DETACHED GARAGE  
173 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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