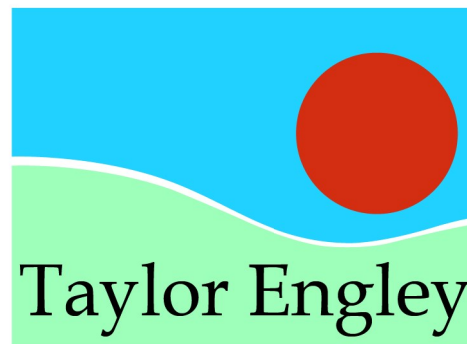


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8 Wentworth Close, Hailsham, East Sussex, BN27 3UR
Price £499,000 Freehold

Secluded position overlooking a wildlife pond, open green space and wooded Bluebell walk on your doorstep which gives the property an unusually semi rural feel. A four bedroom detached Redrow home in the Gleneagles area of North Hailsham and features a 25' lounge dining room, 22' double glazed conservatory and newly installed kitchen. Other benefits include utility room, cloakroom, en-suite to master bedroom, plus family bathroom, good sized garden to rear, double garage with electric door, ample off road parking, double glazing and gas central heating. EPC = C



*** DETACHED FOUR BEDROOM HOUSE * DOUBLE GARAGE WITH ELECTRIC UP AND OVER DOOR * CLOAKROOM * RECENTLY FITTED KITCHEN AND UTILITY * 25' SITTING/DINING ROOM * CONSERVATORY * EN-SUITE TO MASTER BEDROOM * FAMILY BATHROOM * DOUBLE GLAZED * GAS CENTRAL HEATING * OFF ROAD PARKING FOR FOUR VEHICLES * SECLUDED LOCATION ***

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.



ACCOMMODATION COMPRISES:

Front entrance door opening into

STORM PORCH

Leading to

HALLWAY

Radiator, wood effect laminate flooring, stairs to first floor landing, wall mounted thermostat control, doors to garage, cloakroom, kitchen and glazed doors leading to living/dining room.

CLOAKROOM

Extractor fan, radiator, low level flush wc, vanity wash hand basin with chrome mixer tap with cupboard under, low level wc, part tiled

LIVING DINING ROOM

25'0" x 14'3" (7.62 x 4.34)

Glass doors lead from the hallway, wall lights, two radiators, Georgian style fireplace surround with marble insert and electric fire, window to rear and sliding patio door to

CONSERVATORY

22'7" x 7'10" (6.88 x 2.39)

UPVC double glazed windows with decorative top openings, polycarbonate roof, brick base and two radiators, French doors lead to the rear garden.

KITCHEN BREAKFAST ROOM

13'2" x 9'0" (4.01 x 2.74)

Double aspect with double glazed windows to front and side. Fitted with a matching range of gloss fronted wall and base units incorporating cupboards and drawers, one and half bowl composite sink drainer unit with chrome mixer tap, part tiled, space for fridge freezer, AEG eye level double oven, four ring Neff electric hob with extractor over, breakfast bar with cupboards under, ceramic tiled floor having a wood effect, door to

UTILITY ROOM

7'9" x 5'1" (2.36 x 1.55)

Matching units to the kitchen comprising of wall and base units, stainless steel sink unit with chrome mixer tap, wall mounted Baxi gas central heating boiler, wall mounted fuse box, part glazed door to side space for washing machine and tumble dryer.

GALLERIED LANDING

Double glazed window to front, hatch to loft space, radiator, airing cupboard with immersion heater and slatted shelving.

MASTER BEDROOM

14'5" x 11'1" (4.39 x 3.38)

Double glazed window to front, radiator, built in cupboard door to

EN-SUITE SHOWER ROOM

Obscure glazed window to side, radiator, tiled walls, low level flush wc, wash hand basin set into vanity unit with cupboards below, large shower enclosure with independent shower, extractor fan.

BEDROOM TWO

12'5" x 9'4" (3.78 x 2.84)

Double glazed window to rear with views out to the countryside, radiator. Fitted bedroom furniture incorporating storage cupboards, wardrobes and dressing table.

BEDROOM THREE

8'9" x 7'9" (2.67 x 2.36)

Double glazed window to rear with views, radiator.

BEDROOM FOUR

9'4" x 6'4" (2.84 x 1.93)

Double glazed window to rear with views, radiator.

FAMILY BATHROOM

6'5" x 5'7" (1.96 x 1.70)

Obscure double glazed window to side. White suite comprising pedestal wash hand basin, low level flush wc, panelled bath with hand rails and telephone style shower mixer tap, fully tiled walls, radiator.

FRONT GARDEN

The front garden is laid to lawn, side access to rear garden from both sides, selection of shrubs and trees. Large tarmac driveway providing ample off road parking for at least four vehicles.

DOUBLE GARAGE

16'9" x 15'10" (5.11 x 4.83)

Electric up and over door, power and lighting, pitch roof providing extra storage with loft ladder, door through to house with inner lobby providing hanging space for coats, and personal door to side garden.

SIDE GARDEN

Area of paving, shrubs. shed gate to the main garden

REAR GARDEN

The rear garden has a large patio leading from the conservatory, garden is mainly lawn and enclosed by close board fencing and has a selection of shrubs and flowers, further gate leads to side access to the front.

DIRECTIONS

From our office in Hailsham High Street turn right into George Street and right into North Street. Continue left past Tescos and straight ahead at the traffic lights into London Road. At the mini roundabout turn left into Hempstead Lane, left again into Gleneagles Drive and Wentworth Close will be the first turning on the right where the property will be located towards the end on the right hand side.

TO VIEW

Please contact TAYLOR ENGLELY (01323) 440000 for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

MEASUREMENT NOTE

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.

COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band (F) £3,695

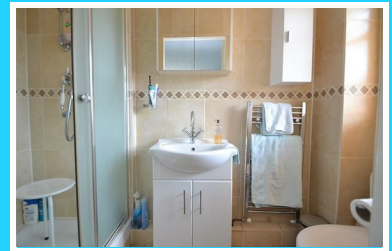
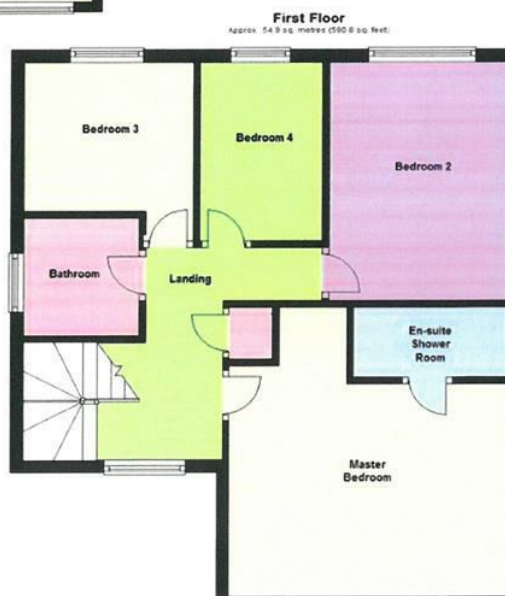
BROADBAND AND MOBILE PHONE CHECKER

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









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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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