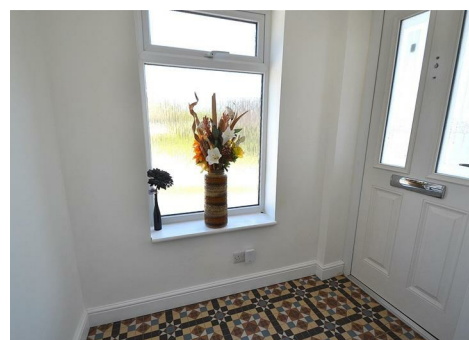
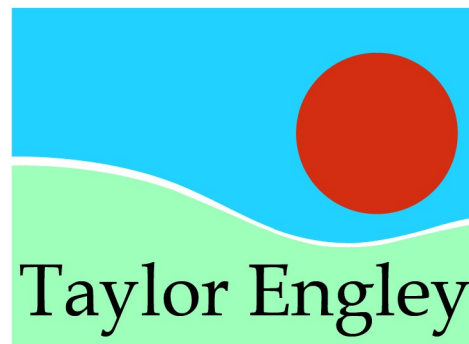


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13 Derwent Close, Hailsham, East Sussex, BN27 3DA
Price £450,000 Freehold

**** CHAIN FREE **** Fabulous, spacious, three double bedrooms (master having en-suite on the ground floor) detached chalet style property situated within a popular cul-de-sac in North Hailsham. The property has undergone many improvements to include a modern kitchen/diner with electric window blinds, utility, cloakroom, sitting room and orangery with glass ceiling lantern with electric blinds and under floor heating. To the upstairs offers two 18' bedrooms which could easily be divided to create a third bedroom, modern bathroom/wc. Outside offers ample off road parking, garage and landscaped rear garden. EPC C



*** CHAIN FREE * DETACHED CHALET BUNGALOW * THREE BEDROOMS * ENSUITE TO MASTER * MODERN KITCHEN/BREAKFAST ROOM * UTILITY * CLOAKROOM * SITTING ROOM * ORANGERY * UPSTAIRS BATHROOM * AMPLE OFF ROAD PARKING * GARAGE * REAR GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZED THROUGHOUT * 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.



Decorative, obscure glazed entrance door leading to:

ENTRANCE PORCH

6'5" x 4' (1.96m x 1.22m)

Obscure double glazed window to side, power points, exposed, mosaic styled flooring, exposed brick wall, UPVC door leading to:

ENTRANCE HALLWAY

Wall mounted fuse box, cupboard housing gas meter, wall shelving, wood effect laminate flooring, radiator, stairs to first floor landing.

BEDROOM ONE

11'11" x 9'4" (3.63m x 2.84m)

Radiator, UPVC double glazed window to front, cupboard with shelving and hanging rail, door to:

EN SUITE

6'1" x 6'10" (1.85m x 2.08m)

Enclosed shower cubicle with rain shower over and hand held attachment, aqua boarding, bi-folding door, Close coupled WC, contemporary vanity wash hand basin with chrome mixer tap and cupboard under, extractor fan, chrome heated towel radiator.

KITCHEN

19'3" x 9'10" (5.87m x 3.00m)

Kitchen area is fully built in and has contemporary high gloss fronted wall and base units, incorporating cupboards and drawers, built-in dishwasher, pan drawers, one and a half bowl composite sink and drainer with pull down mixer tap, four ring gas hob with extractor over, granite work tops, display cabinet, double glazed windows to front and side with electric blinds, part UPVC double glazed door to side, inset ceiling spotlights, tiled floor, further bank of units comprising built-in eye level oven with built-in combination microwave, built-in fridge freezer, pull out pantry larder, curved corner cupboards, radiator, door to:

UTILITY ROOM

5'1" x 5'10" (1.55m x 1.78m)

Continuation of the kitchen with contemporary high gloss fronted wall and base units, stainless sink and drainer, space for washing machine, radiator, tiled flooring, door to:

CLOAKROOM

5'10" x 2'10" (1.78m x 0.86m)

Close coupled WC, wall mounted Viessmann boiler, obscure double glazed window to side, contemporary vanity wash hand basin with cupboard under and chrome mixer tap, tiled walls.

SITTING ROOM

19'2" x 11'9" (5.84m x 3.58m)

Radiator, television aerial socket, feature electric log style fire with stone surround and marble hearth, sliding UPVC patio doors to:

ORANGERY

14'2" x 12'9" (4.32m x 3.89m)

Double glazed windows to rear with electric blinds, sliding French doors leading to rear garden, glass ceiling lantern and electric blinds, inset ceiling spotlights, tiled floor with underfloor heating, wall lights.

FIRST FLOOR LANDING

Double glazed window to side, power socket.

BEDROOM 3

18'3" x 9'10" (5.56m x 3.00m)

UPVC double glazed window to side, radiator, inset ceiling spotlights, television aerial socket, doors to loft crawl space.

BATHROOM/WC

9'6" x 6'4" (2.90m x 1.93m)

Fully tiled high gloss floor and wall tiles, close coupled WC, contemporary vanity wash hand basin with cupboards under with composite top, P Shape bath with hand held shower over, curved shower screen, heated chrome towel radiator, extractor fan, obscure double glazed window to side.

BEDROOM 2

18'3" x 11' (5.56m x 3.35m)

Dual aspect room having double glazed window to the rear and side, radiator, hatch to crawl storage space.

OUTSIDE TO REAR

Patio area, raised beds, shed which has power and light, outside contemporary outside flickering wall lights, obscure double glazed door leading to garage.

GARAGE

Has power and light and up and over door to the front

OUTSIDE TO FRONT

Ample off road parking for up to four vehicles, wall mounted outside flickering wall light.

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.

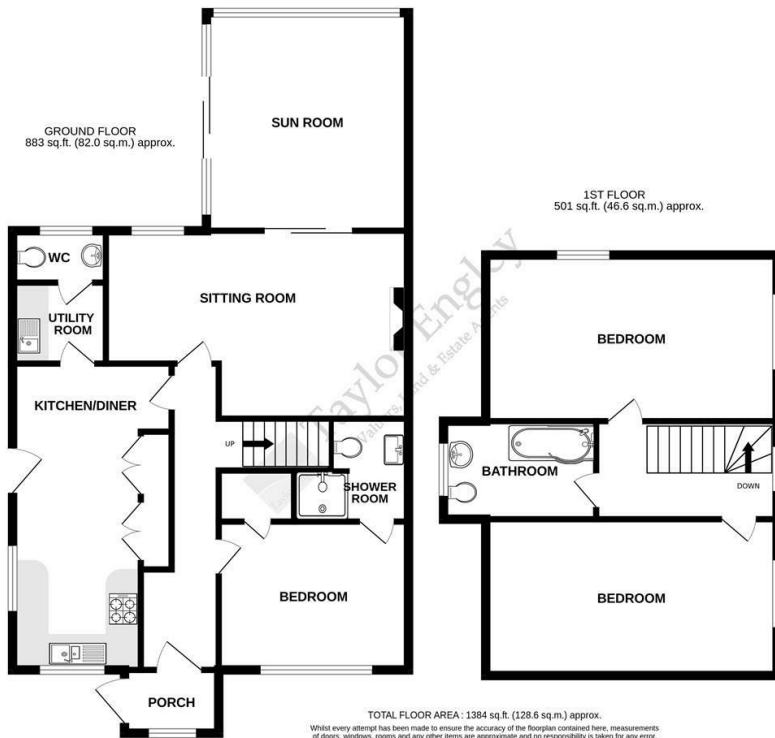
COUNCIL TAX

Council Tax Band D (currently £2,303.29)









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 | | | |
| (69-80) C | | 72 | 81 |
| (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.

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