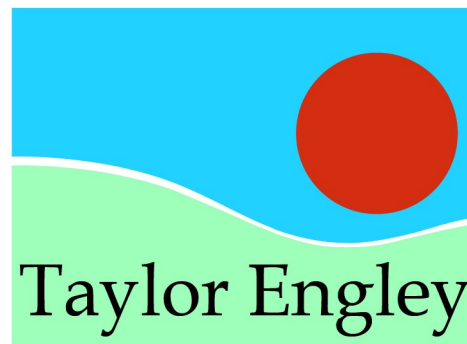


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33 Hawkswood Drive, Hailsham, BN27 1UP
Price £299,000 Freehold

**** CHAIN FREE ** SPACIOUS, EXTENDED PROPERTY, GOOD SIZE REAR GARDEN! - Three bedroom mid terrace house and large loft room to the second floor. Popular cul-de-sac in North Hailsham within a stones throw to local shops, local bus routes, GP, chemist and reputable fish & Chip shop. The property has been extended to create a dining room to the downstairs, boarded loft room with velux windows to the second floor, bathroom with WC and further separate WC. Other benefits include a good size, westerly facing rear garden with shed, gas central heating and double glazed. EPC D**



*** EXTENDED THREE BEDROOM MID-TERRACED HOUSE * SITTING ROOM * DINING AREA * FITTED KITCHEN * THREE BEDROOMS TO THE FIRST FLOOR * BOARDED ATTIC ROOM * BATHROOM WC * SEPARATE WC * LARGE WESTERLY FACING REAR GARDEN * FRONT GARDEN * GAS CENTRAL HEATING * DOUBLE GLAZED * WALKING DISTANCE TO LOCAL SHOPS * 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.



ACCOMMODATION COMPRISES

Part glazed UPVC entrance door leading into

ENTRANCE PORCH

6'11 x 2'3 (2.11m x 0.69m)

Tiled floor, double glazed window to front, double glazed UPVC entrance door leading into

ENTRANCE HALLWAY

Wood flooring, understairs cupboard housing the gas meter and fuse box, stairs to first floor landing, radiator, bi-fold door to kitchen. Door to

KITCHEN

17' x 8'5 (5.18m x 2.57m)

Fitted Shaker style kitchen comprising of wall and base units incorporating cupboards and drawers including a display cabinet, ample work top space, four ring gas hob with extractor over and Zanussi oven under, spaces for washing machine, fridge and freezer, large storage recess, angled double bowl sink and drainer unit with mixer tap, part tiled, glazed upvc door to the rear garden double glazed window to the rear garden, cupboard housing wall mounted Baxi boiler, tiled floor, under unit lighting, inset ceiling lights.

OPEN PLAN SITTING/DINING ROOM

29'8 x 11'3 (9.04m x 3.43m)

Wood flooring, double glazed window to the front, radiator, gas fireplace with inset granite and hearth with decorative wood mantle and surround, arched niche, further radiator, dining area has wood floor, bi-folding doors to the kitchen and UPVC French doors leading to the rear garden.

FIRST FLOOR LANDING

Wall mounted under floor heating control to the bathroom, wood flooring, stairs to the second floor and doors to

BATHROOM/WC

6'6 x 6'5 (1.98m x 1.96m)

Panel bath with chrome mixer tap and overhead hand held shower attachment, coupled wc integrated with vanity wash hand basin with cupboard under, wall mounted shaver socket, obscure double glazed window to rear, chrome heated towel radiator, tiled floor.

SEPARATE WC

Low level flush wc, obscure window to the rear.

BEDROOM TWO

11'10 x 10'10 (3.61m x 3.30m)

Wood flooring, box style double glazed window to the front, triple built in cupboards with louvre doors with hanging rail and storage shelves, radiator.

BEDROOM THREE

10'8 x 9'8 (3.25m x 2.95m)

Wood flooring, double glazed window to the rear garden, radiator, built in triple wardrobe with louvre doors having hanging rail and shelving.

BEDROOM FOUR

7'1 x 6'11 (2.16m x 2.11m)

Wood flooring, radiator, double glazed window to the front.

SECOND FLOOR

12'9 x 12'3 (3.89m x 3.73m)

Door to master bedroom, wood flooring, two velux windows to front and rear, eaves storage cupboards, telephone socket, radiator.

OUTSIDE TO FRONT

Gate with pathway with steps leading down to the front door enclosed by hedging and contained area of lawn

OUTSIDE TO THE REAR

Patio to the rear with pathway to the rear garden which is mainly laid to lawn, enclosed by panel fencing, outside tap and garden shed.

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 (C) £2,274.05

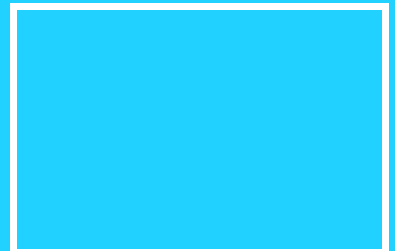
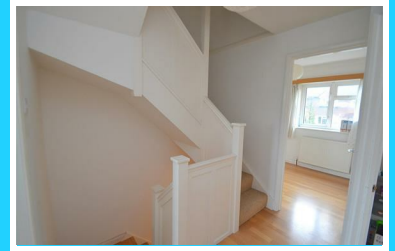
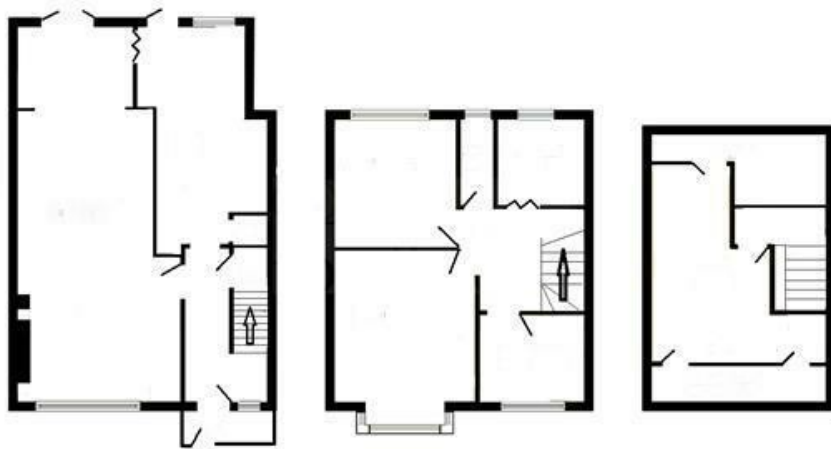
VIEWING INFORMATION

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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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