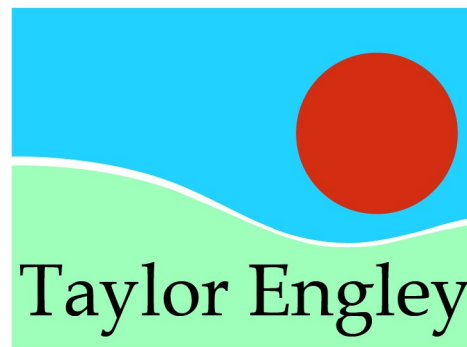


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**31 Melrose Close, Hailsham, BN27 3XP**  
**Price £375,000 Freehold**

**Fantastic location situated within a cul-de-sac on the much favoured Gleneagles Development in North Hailsham - Flooded with natural light throughout, this improved three bedroom detached Redrow built home benefits from integral garage, off road parking for two vehicles and landscaped, private rear garden. Other features are wood flooring to the sitting room and dining room and staircase, en suite to master bedroom, modern kitchen (there is granite flooring underneath the vinyl flooring) gas fired central heating and double glazed throughout - EPC D**



**\* POPULAR LOCATION \* DETACHED REDROW BUILT HOME \* THREE BEDROOMS (MASTER HAVING EN-SUITE SHOWER ROOM WC) \* SITTING ROOM \* DINING AREA \* MODERN KITCHEN \* FAMILY BATHROOM \* WOOD FLOORING TO THE SITTING ROOM, DINING AREA AND STAIRCASE \* GARAGE \* OFF ROAD PARKING \* PRIVATE REAR GARDEN \* GAS CENTRAL HEATING \* DOUBLE GLAZED \* 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

Entrance door opening into

### ENTRANCE HALL

Leaded light double glazed window to side, radiator.

### SITTING ROOM

15'1 x 10'10 (4.60m x 3.30m)

Wood laid floor, leaded light double glazed window to the front, wall mounted thermostat control, fireplace with marble hearth and surround with wooden mantle through to

### DINING AREA

10'56 x 7'1 (3.05m x 2.16m)

Wood laid floor, understairs storage cupboard, double glazed sliding patio door to the rear garden, radiator, arch way to

### KITCHEN

10'10 x 8'4 (3.30m x 2.54m)

Double glazed window overlooking the rear garden, double glazed door to the rear garden, radiator, built in storage cupboard with shelving. The kitchen is fitted with wall and base units comprising of cupboards and drawers, work top surface, black composite double drainer sink unit with stainless steel mixer tap. Fitted Hotpoint oven, Hotpoint gas hob with extractor over, under lighting, part tiled, vinyl flooring (there are granite tiles underneath), feature kick plinth lights.

### STAIRS TO THE FIRST FLOOR

Wood laid stairs rise to the first floor landing, obscured double glazed window to side, radiator, airing cupboard with immersion tank and fitted shelving, hatch to loft space with pull down ladder with light part boarded.

### BEDROOM ONE

12'6 x 9'11 (3.81m x 3.02m)

Double glazed window overlooking the rear garden, radiator, door to

### EN-SUITE SHOWER/WC

White suite comprising low level flush wc, pedestal wash hand basin, tiled shower enclosure with Aqualisa shower, obscure double glazed window to side, extractor fan, shaver socket, chrome radiator, stone tiled flooring, fully tiled walls.

### BEDROOM TWO

10'4 x 9'3 (3.15m x 2.82m)

Leaded light double glazed window to the front, radiator.

### BEDROOM THREE

10'5 x 9'6 (3.18m x 2.90m)

Leaded light double glazed window to the front, radiator.

### BATHROOM

6'8 x 6'6 (2.03m x 1.98m)

Obscure double glazed window to the rear, white suite comprises of panelled bath with telephone style chrome mixer tap and Mira shower over the bath, low level flush wc, pedestal wash hand basin with mirror over, extractor fan, chrome heated towel rail, fully tiled walls, shaver socket, white gloss fronted storage cabinet.

### OUTSIDE TO FRONT

The front garden is laid to lawn with a selection of shrubs, tarmac driveway providing off road parking.

### GARAGE

19'9 x 8'10 (6.02m x 2.69m)

Up and over door, wall mounted fuse box. wall hung cupboard and shelving.

### REAR GARDEN

Side gate access to the front, approximately 45' in depth and is south facing, the garden is enclosed by timber fencing, patio, outside tap, decked area to the rear, outside power, shed, the garden has a selection of shrubs and bushes to the borders.

### COUNCIL TAX BAND

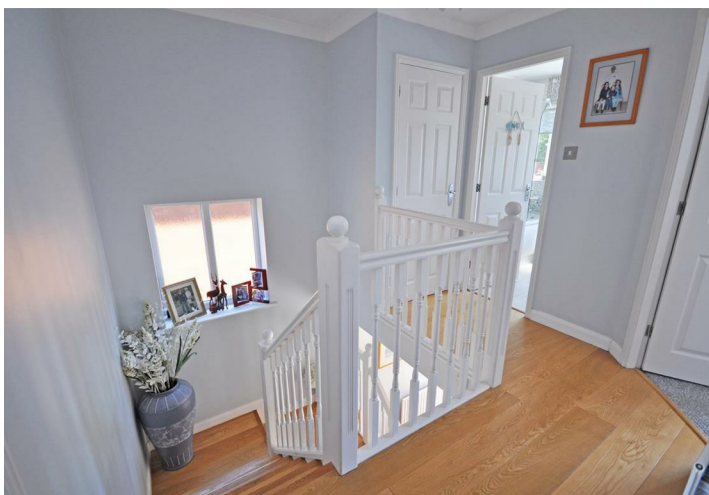
This property is currently rated by Wealden District Council at Band ( D ) £2558.30

### 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)

### VIEWING INFORMATION

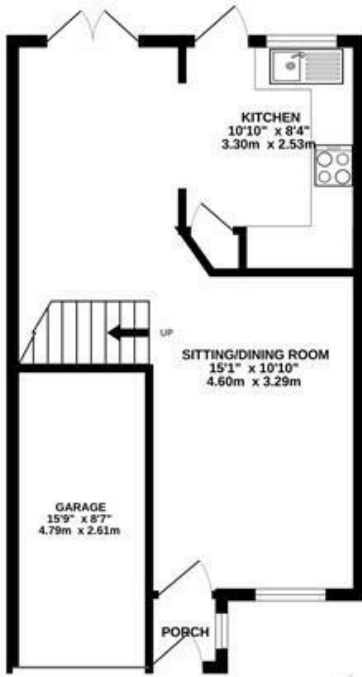
To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.



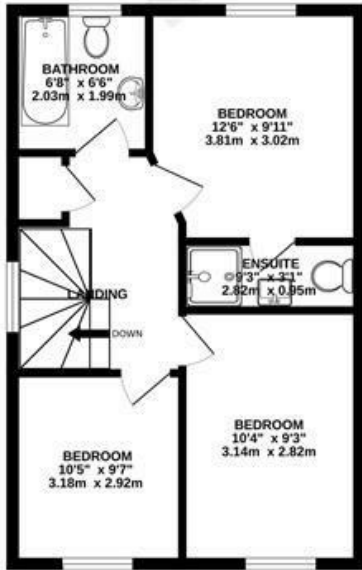




GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 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) <b>A</b>  |  |           | <b>85</b>               |
| (81-91) <b>B</b>  |  |           |                         |
| (69-80) <b>C</b>  |  |           |                         |
| (55-68) <b>D</b>  |  | <b>64</b> |                         |
| (39-54) <b>E</b>  |  |           |                         |
| (21-38) <b>F</b>  |  |           |                         |
| (1-20) <b>G</b>   |  |           |                         |
| 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) <b>A</b>  |  |           |                         |
| (81-91) <b>B</b>  |  |           |                         |
| (69-80) <b>C</b>  |  |           |                         |
| (55-68) <b>D</b>  |  |           |                         |
| (39-54) <b>E</b>  |  |           |                         |
| (21-38) <b>F</b>  |  |           |                         |
| (1-20) <b>G</b>   |  |           |                         |
| 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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