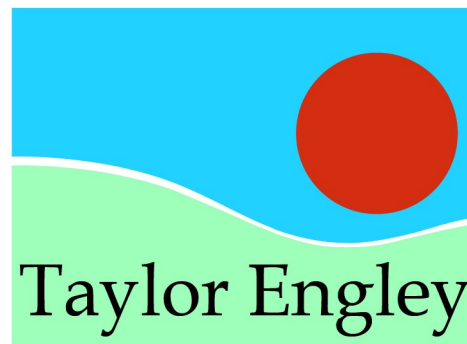


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**11 Sandbanks Gardens, Hailsham, East Sussex, BN27 3TL**  
**Price £335,000 Freehold**

Superb three bedroom semi detached house has been beautifully modernised and offers two receptions rooms, modern fitted kitchen and bathroom, three bedrooms, a detached garage with electric roller door, driveway and well maintained gardens to front and rear. The house is located in a highly desirable cul-de-sac position and benefits from gas fired central heating & sealed unit double glazing. EPC = C



**\* FABULOUS LOCATION \* THREE BEDROOM SEMI-DETACHED HOUSE \* IMPROVEMENTS TO BATHROOM/WC AND KITCHEN \* SITTING ROOM WITH WOOD BURNING STOVE \* DINING AREA \* GARAGE WITH ELECTRIC ROLLER DOOR \* LANDSCAPED 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.



Front door to:

### **ENTRANCE HALL**

Radiator, stairs to first floor landing, part glazed door to:

### **SITTING ROOM**

14'9" x 12'7" (4.50m x 3.84m)

Double glazed window with outlook to front, radiator, television and telephone points, inset feature wood burning stove, part glazed door leading to

### **DINING ROOM**

10'5" x 7'9" (3.18m x 2.36m)

Double glazed window overlooking the rear garden, radiator, wood effect laminate flooring, archway to

### **KITCHEN**

10'6" x 7'7" (3.20m x 2.31m)

Fitted with full range wall and base units incorporating cupboards and drawers with led under unit lighting, built in wine rack, spaces for fridge/freezer, dishwasher and washing machine, built in Bosch oven with four ring Bosch induction hob with extractor fan over, larger than average stainless steel sink unit and drainer with chrome mixer tap, wall mounted Worcester boiler, inset ceiling led lights, part tiled walls, UPVC glazed door leading to the rear garden, wood effect laminate flooring.

### **FIRST FLOOR LANDING**

hatch to loft space, double glazed window to side, airing cupboard housing hot water cylinder with shelving above.

### **BEDROOM ONE**

13'11" x 9'8" (4.24m x 2.95m)

Double glazed window with outlook over the rear garden, radiator.

### **BEDROOM TWO**

11'5" x 8'6" (3.48m x 2.59m)

Double glazed window with outlook to front, radiator.

### **BEDROOM THREE/CURRENTLY USED AS AN OFFICE**

8'1" x 6'11" (2.46m x 2.11m)

Double glazed window with outlook to front, radiator.

### **FAMILY BATHROOM**

Luxury fitted bathroom suite comprises of vanity sink unit with chrome mixer tap and cupboard under, close coupled wc, fitted double mirrored cabinets with under unit led lighting. Panel bath having a floating effect with led lighting under, rain shower over with separate hand held shower attachment and bi folding doors, double glazed window to the rear, chrome heated towel rail, further radiator, fully tiled walls.

### **GARAGE & PARKING**

Driveway leading to the detached garage, with electric roller door the garage has power and light with a UPVC double glazed door to the rear garden.

### **GARDEN TO FRONT**

Well maintained garden to the front and to the right of the garage, brick pathway leads to a side gate to the rear garden.

### **REAR GARDEN**

Landscaped rear garden with steps from the kitchen leading down to Indian stone laid patio, with further brick paved pathway leading to two sheds both having power, ambient evening lights to the fencing, garden is enclosed by panel fencing, outside tap.

### **COUNCIL TAX BAND**

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

### **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 ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.





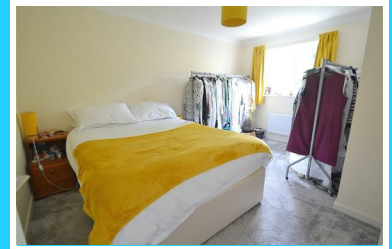




GROUND FLOOR  
APPROX. FLOOR  
AREA 388 SQ.FT.  
(36.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 386 SQ.FT.  
(35.8 SQ.M.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		74	
(69-80) C			
(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 <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			
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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