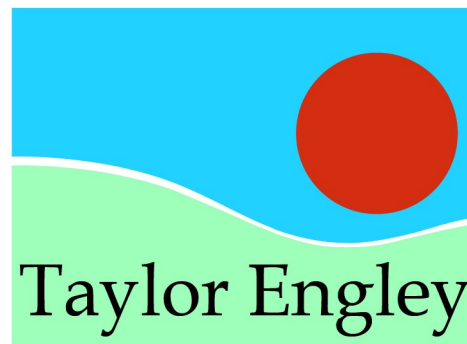


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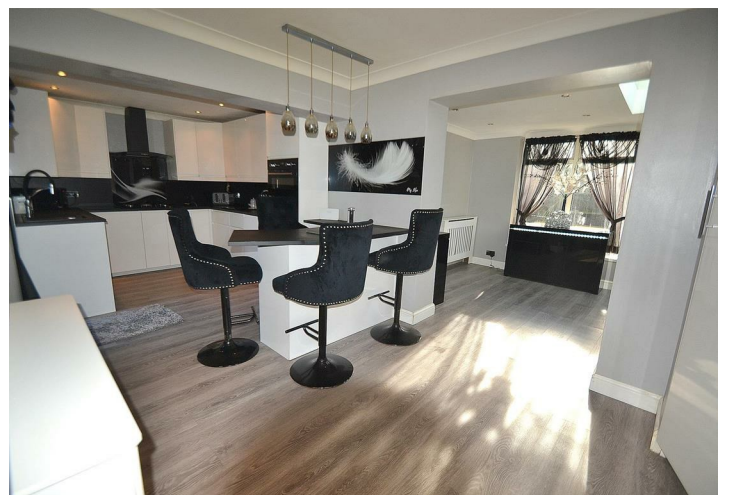
8 Gilbert Way, Hailsham, East Sussex, BN27 3TW
Price £385,000 Freehold

Great location situated off The Grove Park area and within a private cul-de-sac. This property has been beautifully maintained and extended offering good size ground floor living accommodation. The modern fitted kitchen offers a breakfast bar and is open plan to the orangery with a ceiling lantern. From the spacious hallway offers cloakroom and double doors leading to the sitting room and double doors lead to the orangery. The upstairs provides modern family bathroom/shower/wc suite and ensuite to the master bedroom. The outside provides off road parking, enclosed courtyard to the front and gated access to the South facing rear garden. Viewing is highly recommended! - EPC - C



*** DETACHED HOUSE * OPEN PLAN KITCHEN/BREAKFAST ROOM TO DINING AREA * UTILITY * INTERNAL STORE ROOM * SITTING ROOM * LARGE HALLWAY * CLOAKROOM * THREE BEDROOMS * ENSUITE TO MASTER BEDROOM * FAMILY BATHROOM * OFF ROAD PARKING * REAR GARDEN * COURTYARD TO THE FRONT WITH SHED * GAS CENTRAL HEATING * DOUBLE GLAZED * 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.



ACCOMMODATION COMPRISES

Part glazed UPVC entrance door leading to:

ENTRANCE HALL

Tiled flooring, radiator with decorative radiator cover and shelving, under stairs storage cupboard, glazed double doors leading to sitting room, stairs to first floor landing.

CLOAKROOM

Tiled floor, low level flush WC, vanity wash hand basin with cupboard under, obscure double glazed window to side, radiator, wall mounted fuse box.

SITTING ROOM

Leaded light window to front, two radiators, tv point, glazed double doors leading to:

DINING AREA

Double glazed windows surround with top leaded light openings, French doors leading out to rear garden, two radiators, light grey wood effect laminate flooring, inset ceiling spotlights, glass ceiling lantern, glazed door to:

UTILITY

Space for washing machine and tumble dryer, fitted with wall and base units, radiator, strip light, inset ceiling spotlight, door to storage cupboard which has a light.

KITCHEN

Fitted with a full range of wall and base gloss fronted units incorporating larder fridge and freezer, breakfast bar with cupboards under, double oven, built in dishwasher, five ring gas hob with decorative splash back and extractor fan over, inset ceiling spotlights, composite sink unit with pull out nozzle, glazed leaded light double glazed door to front courtyard.

FIRST FLOOR LANDING

Leaded light window to side, radiator, hatch to loft space, power points.

BEDROOM ONE

Glass fronted wardrobes, UPVC window to rear, radiator.

ENSUITE

Tiled floor, shower cubicle, wash hand basin, low level WC, part tiled walls, inset ceiling spotlights.

BEDROOM TWO

Leaded light windows to front, built in mirrored wardrobes.

BEDROOM THREE

Double glazed window to rear, radiator.

BATHROOM/SHOWER ROOM/WC

Panel bath with hand held shower attachment, close coupled WC, vanity wash basin with cupboards under, shower unit with hand held shower with rain shower over, fully tiled walls and floor, inset ceiling spotlights, heated towel radiator.

OUTSIDE TO REAR

Patio leading to area of lawn, gated side access to front, shed.

OUTSIDE TO FRONT

Off road parking, enclosed herringbone brick laid front courtyard with shed with power. Gate leading to rear garden.

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

VIEWING INFORMATION

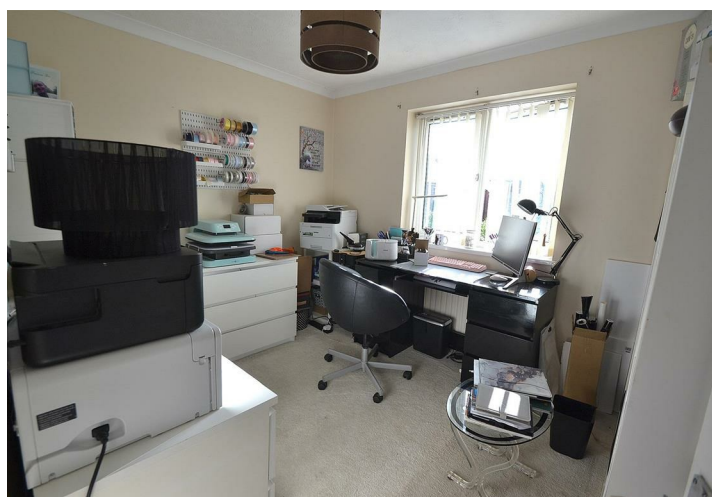
To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

COUNCIL TAX BAND

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

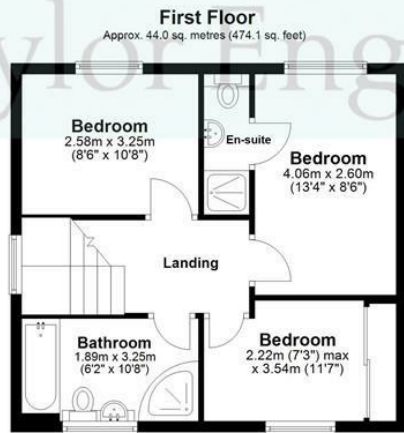
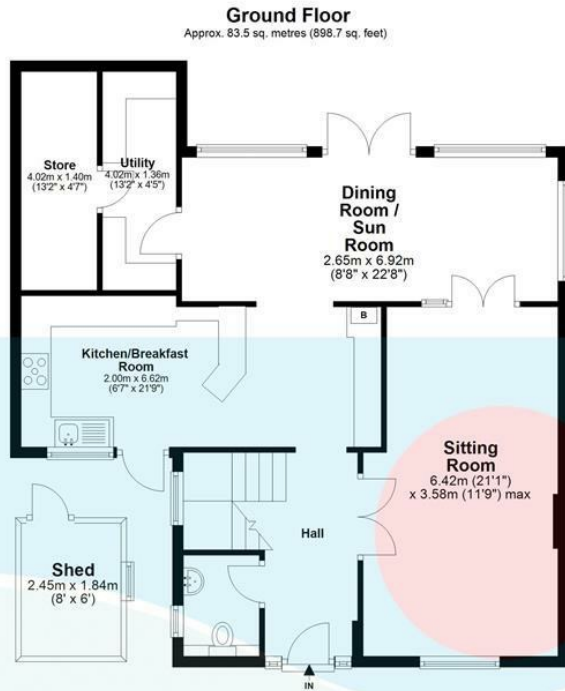
N.B

There is an estate charge paid yearly to preserve the Oak Tree and maintaining grass cutting on communal areas at £15 per year.

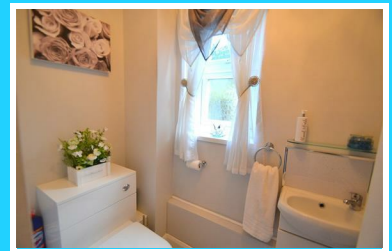
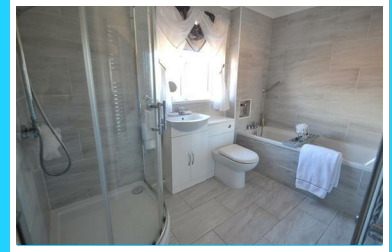








Total area: approx. 127.5 sq. metres (1372.9 sq. feet)
 This floor plan is for illustrative purposes only. All measurements are approximate.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 75 | 84 |
| 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.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226