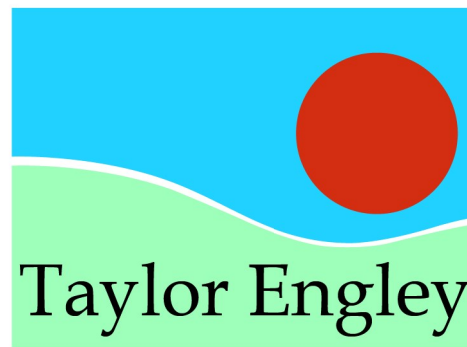


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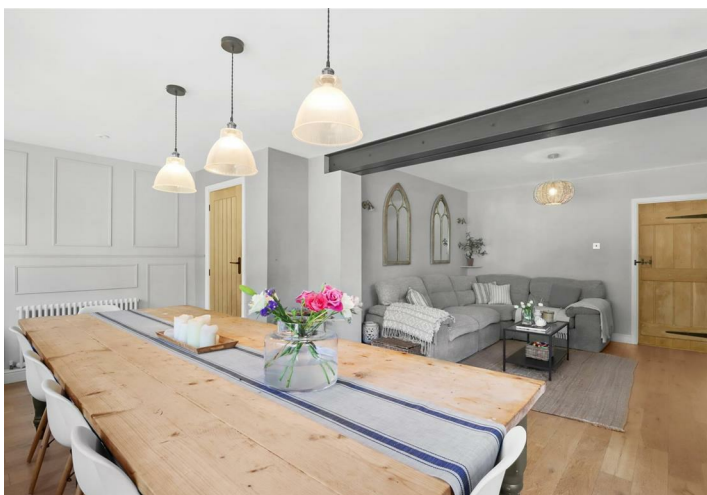
180 London Road, Hailsham, East Sussex, BN27 3AS

Price £799,950 Freehold

Taylor Engley are pleased to bring to the market this beautiful individual Sussex Style detached house, located in a highly desirable residential location in North Hailsham. Approached via a large gated driveway and set in a good size plot, well set back from the road, this spacious character property enjoys three large reception rooms, four bedrooms and three bathrooms. The large detached garage has been divided to offer storage areas with an office studio above, ideal for those working from home. Properties of this stature rarely to come to the market, so early viewing is recommended. 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.



ENTRANCE VESTIBULE

Wooden front door, small window to front, stone tiled flooring with underfloor heating, glazed door to:

ENTRANCE HALL

Stone tiled flooring with underfloor heating, under stairs storage cupboard, radiator.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, window to side, tiled floor and part tiled walls.

LIVING ROOM

15'11" x 12'10" (4.85m x 3.91m)

Feature character fireplace with back boiler, bow window overlooking the front garden, parquet flooring, radiator.

OPEN PLAN FAMILY ROOM/DINING ROOM

21'4" x 16'9" narrowing to 11'9" (6.50m x 5.11m narrowing to 3.58m)

Large windows overlooking the rear garden, engineered wood flooring, three radiators, door to rear garden, door to:

UTILITY ROOM

9' x 5' (2.74m x 1.52m)

Built-in cupboards and drawer, space for tumble dryer, windows to side, door to garden, tiled floor

KITCHEN

13'3" x 10'9" max (4.04m x 3.28m max)

Fitted with a range of cream fronted cupboards and drawers, built-in eye level oven and gas hob with extractor hood over, integral dishwasher and fridge, ceramic one and a half bowl sink unit with mixer tap, composite work surfaces, space for washing machine and fridge/freezer. Island unit with cupboards and shelving and breakfast bar area. Feature brick wall, large window overlooking the rear garden, wood laminate flooring, door to:

SITTING ROOM

23'6" x 11'5" (7.16m x 3.48m)

A charming triple aspect room, with folding doors opening on to the courtyard area, window to rear and doors opening in to the rear garden. Feature brick inglenook fireplace with inset wood burning stove, luxury vinyl floor tiles, radiator, built-in storage cupboard.

From the hallway, stairs rise to the first floor landing with windows overlooking the front garden. Hatch to loft space.

W.C.

White suite comprising WC, washbasin and part tiled walls.

MASTER BEDROOM

24'7" x 11'8" (7.52m x 3.56m)

Triple aspect room with windows to rear and sides, radiator, eaves storage, archway to:

EN-SUITE SHOWER ROOM

Shower cubicle, washbasin with cupboards below, heated towel rail.

BEDROOM TWO

15'10" x 10'9" max (4.83m x 3.28m max)

Window overlooking the front garden, wood laminate flooring, radiator, range of built-in wardrobe cupboards and drawers.

EN-SUITE SHOWER ROOM

Suite comprising WC, washbasin, shower cubicle, heated towel rail, window to rear.

BEDROOM THREE

11'1" x 10'1" (3.38m x 3.05m/3.03m)

Double aspect room with windows to rear and side, radiator, built-in wardrobe cupboard.

BEDROOM FOUR

10'11" x 7'10" (3.33m x 2.39m)

Window with outlook over the rear garden, radiator, wood laminate flooring.

FAMILY BATHROOM

Suite comprising 'P' shaped bath with shower over, washbasin, tiled walls, window to rear, heated towel rail, large airing cupboard housing hot water cylinder and slatted shelving.

OUTSIDE

DETACHED GARAGE & STUDIO

19'9" x 10'6" (6.02m x 3.20m)

The garage has been converted to offer a storage area to front with up and over door, with a separate room to rear with stairs rising to a study area with Velux window to side.

FRONT GARDEN / DRIVEWAY

Gates lead to the spacious driveway, providing off road parking for a number of vehicles. The large front garden is mainly laid to lawn and is well stocked with a variety of mature shrubs and plants, paved secluded courtyard area, outside tap and lighting,

REAR GARDEN

Brick built patio area, lawn, mature hedging, decked area, timber shed.

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

For broadband and mobile phone information, please see the following website: 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.

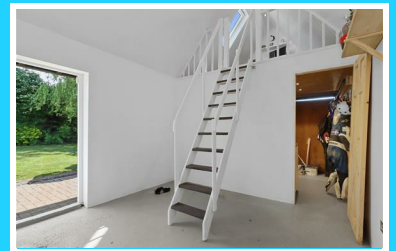
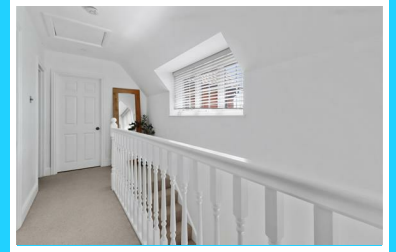
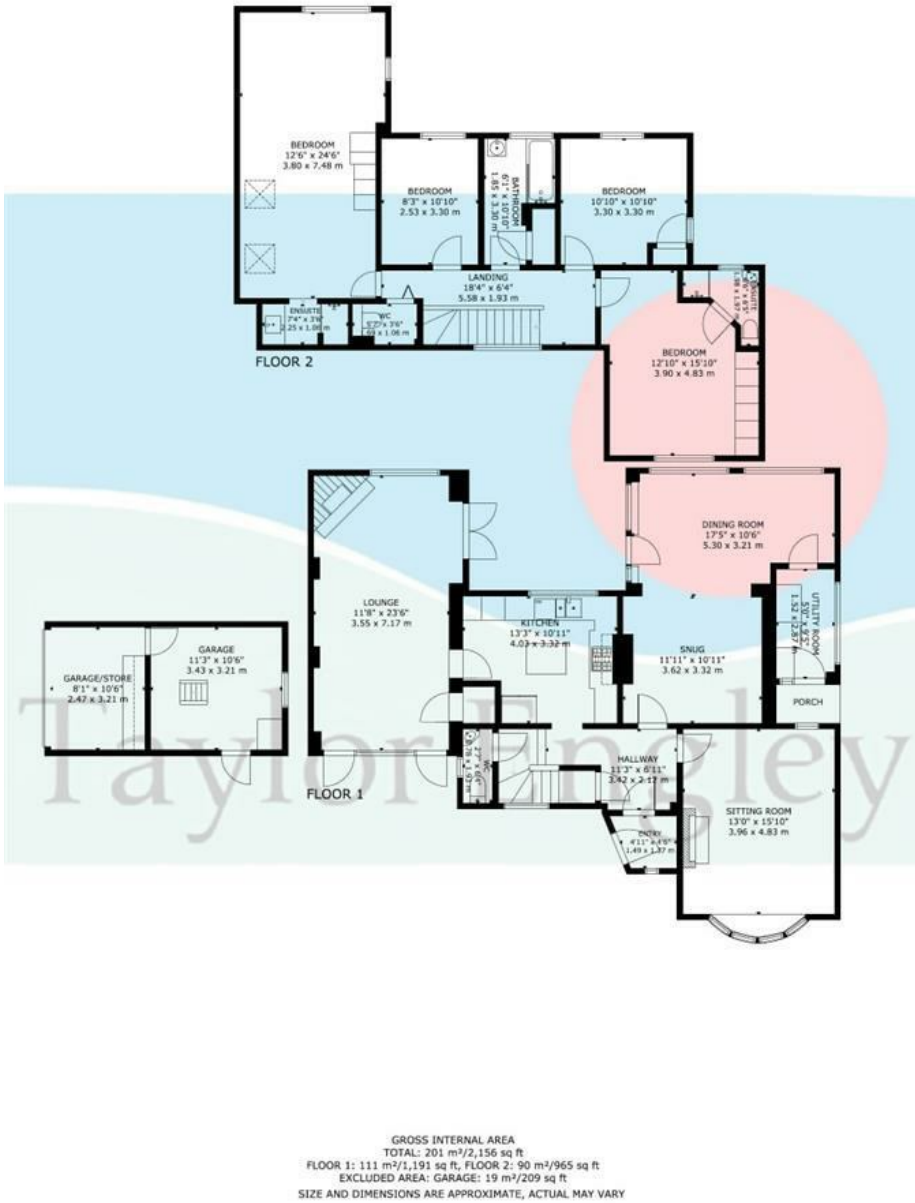
VIEWING INFORMATION

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.









| Energy Efficiency Rating | | Current | Potential |
|---|----|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 78 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 56 | | |
| (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.

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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