

Valuers, Land & Estate Agents

11 High Street, Hailsham

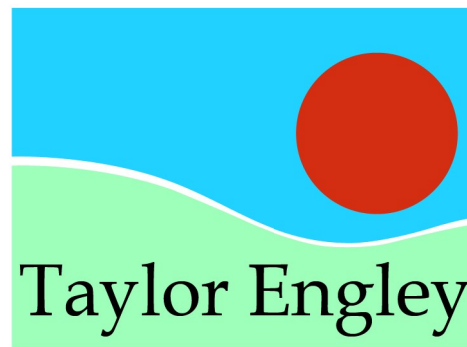
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**1 Melbourne Villas Western Road, Hailsham, East Sussex, BN27 3DX**  
**£1,750 Per Month**

Melbourne Villas is an impressive four bedroom character semi detached house, which has been extensively modernised in recent times. The substantial property offers three reception rooms, a modern fitted kitchen with a Range style cooker, utility room and cloakroom. The first floor offers an impressive master bedroom with doors opening on to the balcony, three further bedrooms and the family bathroom. Ample parking is available on the spacious driveway and gardens wrap around three sides of the property. \* GAS FIRED CENTRAL HEATING \* HIVE INSTALLED \* SEALED UNIT DOUBLE GLAZING \* EPC = C. Council Tax Band = D. Rent excludes Tenancy Deposit and any other permitted payments. Please contact us for further information.





**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.**



Wooden part glazed front door to:

### **SPACIOUS ENTRANCE HALL**

Wood laminate flooring, radiator, under stairs storage cupboard.

### **SITTING ROOM**

15'06" x 12'09" max into bay (4.72m x 3.89m max into bay)

Feature wrought iron fire surround, radiator, polished wood flooring.

### **FAMILY ROOM**

15'07" x 14' (4.75m x 4.27m)

Bay window to side, feature fireplace, radiator, polished wood flooring.

### **DINING ROOM**

17'03" x 9'06" (5.26m x 2.90m)

Window to side, radiator, wood laminate flooring. Archway to:

### **KITCHEN**

13'05" x 11'02" (4.09m x 3.40m)

Modern fitted kitchen with cream fronted cupboards and drawers, ceramic butler style sink with mixer tap, Belling range style cooker with eight gas hob burners and extractor hood over, space for fridge freezer, wall mounted Glow-worm boiler, space and plumbing for dishwasher, radiator, tiled floor, window to rear, door to garden.

### **UTILITY ROOM**

5'09" x 3'07" (1.75m x 1.09m)

Space and plumbing for washing machine, shelves, work surface, tiled floor. Door to:

### **COAKROOM/WC**

Modern white suite comprising wash hand basin, low level WC, heated towel rail, window to rear, tiled floor.

From the entrance hall stairs rise to the first floor landing, radiator, hatch to loft space.

### **BEDROOM ONE**

17'03" x 13'07" (5.26m x 4.14m)

Wood laminate flooring, radiator, walk-in store room, window to front, French doors to balcony.

### **BEDROOM TWO**

18'09" x 13'11" max (5.72m x 4.24m max)

Bay window to side, wood laminate flooring, radiator.

### **BEDROOM THREE**

12'08" x 9'10" (3.86m x 3.00m)

Radiator, window to side, wood laminate flooring.

### **FAMILY BATHROOM**

White suite, low level WC, roll top bath with drench shower over, washbasin, heated towel rail, tiled floor, two windows to rear.

### **TO FRONT**

Spacious driveway, lawn, mature trees.

### **TO REAR**

Patio area, lawn, fence and brick wall surround, gate to side, outside tap.

### **COUNCIL TAX BAND**

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

### **FOR CLARIFICATION:-**

We wish to inform prospective tenants that we have prepared these 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.

### **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)

### **REFERENCES & HOLDING PAYMENTS**

\* IMPORTANT \* Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 440000 or email [lettings@taylor-engley.co.uk](mailto:lettings@taylor-engley.co.uk).

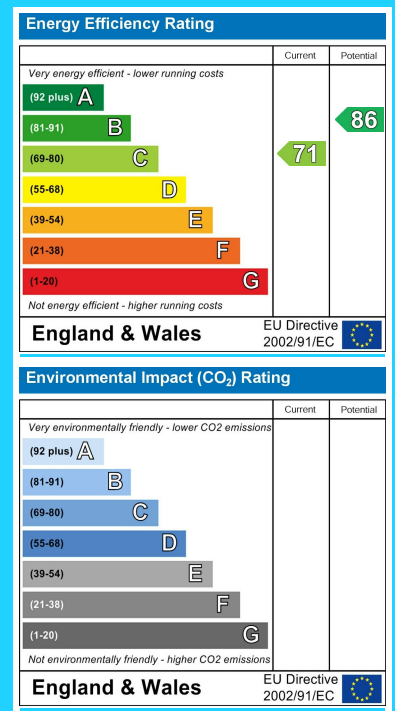












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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