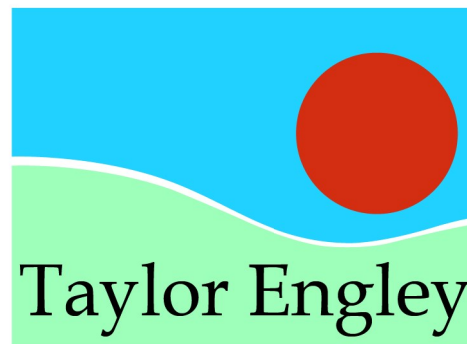


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**11 Beechwood Close, Hailsham, East Sussex, BN27 3TX**  
**Offers In Excess Of £399,950 Freehold**

Taylor Engley are pleased to bring to the market this spacious three/four bedroom detached house located in the highly desirable Grove Park area of Hailsham. Entrance to the Cuckoo Trail is just a few steps away, making it the perfect location for those who enjoy scenic walks, cycling and a safe environment away from traffic for those with young children. The house offers versatile living accommodation, with a 21'5" living room, UPVC conservatory, study/ground floor bedroom and three double bedrooms upstairs. Off road parking for two vehicles, garage and gardens to front and rear.  
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:

### PORCH

Double glazed front door opening into:

### HALLWAY

Engineered wood flooring, stairs to first floor landing with under stairs storage cupboard, radiator.

### CLOAKROOM/WC

White suite comprising low level WC, wash hand basin, double glazed window to side, radiator, engineered wood flooring.

### LIVING ROOM

21'5" x 11'11" (6.53m x 3.63m)

Engineered wood flooring, double glazed window to front, double glazed double doors to conservatory, two radiators, serving hatch to kitchen, living flame gas fire set into brick fireplace with wood mantle and brick hearth.

### CONSERVATORY

12'7" x 7'10" (3.84m x 2.39m)

Tiled floor, underfloor heating, triple glazed windows and French doors to rear garden.

### KITCHEN

11'6" x 8'6" (3.51m x 2.59m)

Double glazed window to rear, wall mounted gas central heating boiler. The kitchen is fitted with wall and base units incorporating cupboards and drawers, roll edged worktops, tiled splash backs. One and a half bowl sink unit and drainer unit with mixer tap. Rangemaster gas cooker. Space for washing machine and dishwasher. Door to:

### UTILITY ROOM

9'4" x 3'6" (2.84m x 1.07m)

Triple glazed window to front, radiator, wall and base units, space for fridge/freezer, door to:

### STUDY/GROUND FLOOR BEDROOM FOUR

13'0" x 9'6" (3.96m x 2.90m)

Wood laminate flooring, radiator, triple glazed French doors to garden, large walk-in wardrobe/laundry space, door to:

### WALK IN STORE ROOM

This was previously used as an en-suite shower room and therefore plumbing is in place if a buyer wanted to reinstate this.

From the hallway stairs rise to the first floor landing. Double glazed window to side, radiator, hatch to loft space, airing cupboard.

### BEDROOM ONE

11'9" x 8'9" (3.58m x 2.67m)

Double glazed window to rear, radiator, wood laminate flooring, door to:

### EN-SUITE SHOWER ROOM

Extractor fan, light, shower enclosed, washbasin and low level flush WC. Heated towel rail, tiled floor.

### BEDROOM TWO

11'9" x 9'4" (3.58m x 2.84m)

Double glazed window to front, radiator.

### BEDROOM THREE

10' x 8'8" (3.05m x 2.64m)

Double glazed window to rear, radiator.

### BATHROOM

Obscure double glazed window to front, pedestal washbasin, WC and panelled 'P' shaped bath with Aqualisa shower, heated towel rail, tiled floor, underfloor heating.

### OUTSIDE

#### FRONT

Lawned front garden, driveway providing off road parking for two cars, side gated access to rear, EV charger.

#### REAR

The rear south facing garden has outside tap, paved patio, lawn and flower borders, enclosed by timber fencing, outdoor power socket, room for a shed along the side of the house.

### GARAGE

Up and over door to front.

### ESTATE CHARGE

The annual estate charge is currently £15 per annum, which covers the upkeep of the green areas.

### COUNCIL TAX BAND

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

### BROADBAND AND MOBILE PHONE CHECKER

Full fibre connection up to 2.5Gbps. 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.



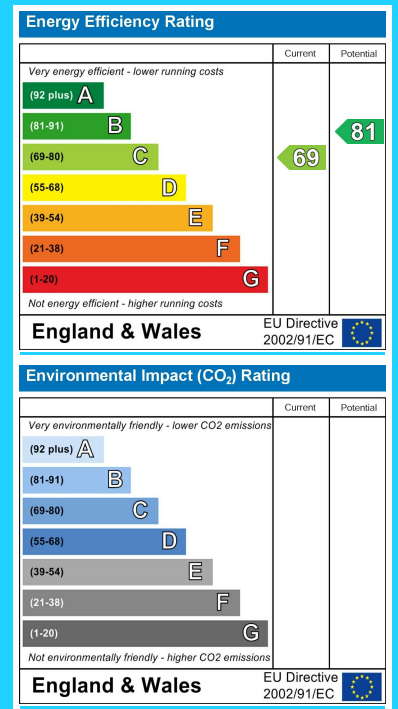
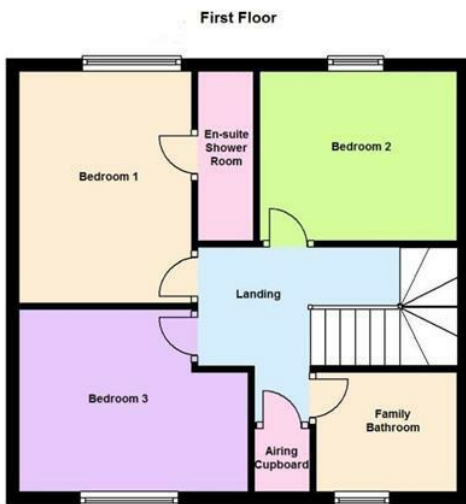












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays**

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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