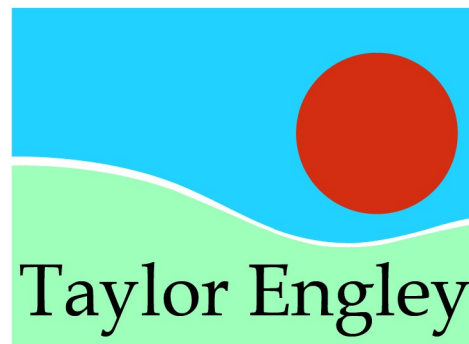


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8 Telford Lane, Hailsham, BN27 3GJ
Price £289,000 Freehold

Taylor Engley are pleased to bring to the market this extremely well presented, modern two bedroom semi detached house, situated in a highly desirable location, being within a few minutes drive to the town centre and with countryside walks right on your doorstep. The property offers a ground floor cloakroom, garage, conservatory, sealed unit double glazing and gas fired central heating. 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.



THE ACCOMMODATION COMPRISES:

Entrance door with obscure double glazed panels to:

ENTRANCE HALL

Telephone socket, wall mounted thermostat control, radiator, stairs to first floor landing. Open plan to:

KITCHEN

9'11" x 5'4" (3.02m x 1.63m)

Full range of wall and base units incorporating cupboards and drawers, integral fridge freezer and washing machine. Cupboard housing Logic boiler, built-in Zanussi oven and Beko gas hob with extractor hood over. Stainless steel sink unit with chrome mixer tap, under unit lighting, double glazed window with outlook to front.

CLOAKROOM

White suite comprising low level flush wc and pedestal wash hand basin with tiled splashback. Radiator, extractor fan, obscure double glazed window to front.

LOUNGE/DINER

14'9" x 12'2" max (4.50m x 3.71m max)

Two radiators, television aerial socket, thermostat control. Large under stairs storage cupboard with light and wall mounted fuse box. Double glazed French doors into conservatory.

CONSERVATORY

9'8" x 9'1" (2.95m x 2.77m)

Part brick construction with double glazed windows surround and top openings, tinted glass roof, double glazed French doors leading to rear garden, range of storage cupboards.

From the entrance hall, stairs rise to first floor landing with hatch to loft space with fitted pull down ladder, being partly boarded and with fitted light.

BEDROOM ONE

12'3" x 8'5" (3.73m x 2.57m)

Radiator, television aerial socket, double glazed window overlooking the rear garden, triple wardrobe cupboard.

BATHROOM

White suite comprising low level flush wc, pedestal wash hand basin with tiled splash back, panelled bath with glass shower screen and shower over. Tiled shower area, chrome towel radiator, extractor fan.

BEDROOM TWO

12'3" x 8'9" (3.73m x 2.67m)

Radiator, double glazed window overlooking the front towards parkland, large over stairs storage cupboard with hanging rail, triple wardrobe cupboard.

OUTSIDE

TO FRONT

Herringbone pathway leading to front door with well stocked flower beds to sides, gated side access, outside light.

TO REAR

A beautiful well stocked garden, offering lawned and patio areas, enclosed by close boarded panel fencing, outside tap, pathway to side access.

GARAGE & PARKING

Up and over door with a pitched roof and parking to front.

ESTATE CHARGES

We have been advised the current estate charges are £300 per annum.

PARKLAND

A children's play area and countryside walks are all within close walking distance to the property.

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

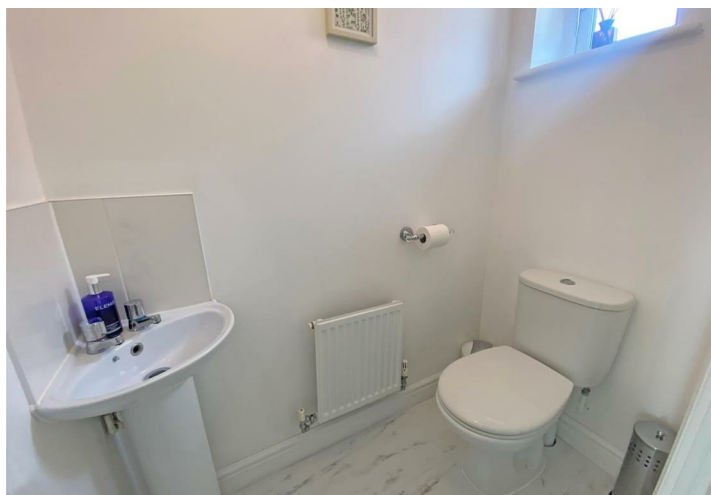
For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

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 ENGLEBY 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			93
(81-91) B		78	
(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 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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