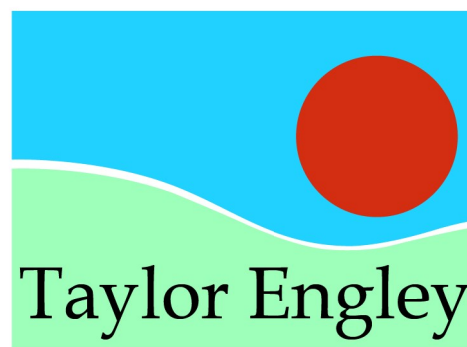


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**2 Warwick Close, Amberstone, Hailsham, BN27 1NS**

**Price £279,950 Freehold**

**BEAUTIFULLY PRESENTED WITH RECENT IMPROVEMENTS \* TWO DOUBLE BEDROOMED SEMI-DETACHED HOUSE \* TWO OFF ROAD PARKING SPACES \* Located within a small cul-de-sac in North Hailsham, this must see property comprises of downstairs cloakroom, modern fitted kitchen and sitting/dining room with French doors opening to the landscaped rear garden, two double bedrooms to the upstairs and modern bathroom/wc. Other benefits comprise of solid wood flooring to the downstairs, double glazed windows and doors throughout and gas central heating - EPC D**





**\*SEMI-DETACHED HOUSE \* TWO DOUBLE BEDROOMS \* TWO ALLOCATED OFF ROAD PARKING SPACES  
\* CLOAKROOM \* FITTED KITCHEN \* SITTING/DINING ROOM \* BATHROOM \* WOOD FLOORING TO  
DOWNSTAIRS \* DOUBLE GLAZED \* GAS CENTRAL HEATING \* CUL-DE-SAC LOCATION \* 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.





## ACCOMMODATION COMPRISES

Recently installed decorative UPVC front door opening into

## HALLWAY

Radiator, wood flooring, stairs to first floor landing.

## CLOAKROOM

Obscure double glazed window to the front, low level flush wc, wash hand basin, radiator.

## KITCHEN

9'4 x 5'4 (2.84m x 1.63m)

Double glazed window over looking the front. Kitchen comprises of wall and base units incorporating cupboards and drawers, part tiled walls, stainless steel sink unit and drainer with chrome mixer tap, spaces for washing machine and fridge freezer, built in oven with four ring gas hob with extractor over, solid wood flooring, radiator.

## SITTING/DINING ROOM

16'7 x 12 (5.05m x 3.66m)

Recently installed UPVC double glazed French doors opening out to the rear garden, UPVC double glazed window to side, understairs storage cupboard, solid oak flooring, television aerial socket, two radiators.

## FIRST FLOOR LANDING

Hatch to loft space

## BEDROOM ONE

10'1 x 11'11 (3.07m x 3.63m)

UPVC double glazed window to the rear garden, radiator.

## BEDROOM TWO

12'8'11 (3.86m'3.35m)

UPVC double glazed window to the front, radiator, door to half cupboard over the stairs housing the hot water tank.

## BATHROOM

6'10 x 5'6 (2.08m x 1.68m)

UPVC obscure double glazed window to side, panel bath with shower screen, pedestal wash hand basin with vanity unit below, low level flush wc, shaver socket, heated towel radiator, part tiled walls, tiled floor.

## OUTSIDE TO FRONT

Off road parking for two vehicles to the side, low maintenance front garden, gated access to the rear garden.

## REAR GARDEN

Patio area with step leading to grassed area with recently planted flower beds stepping stones lead to the shed, gate to rear access, the garden is enclosed with close board panel fencing, outside tap.

## 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)

## COUNCIL TAX BAND

This property is currently rated by Wealden District Council at Band ( C ) £2,274.05

## 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.



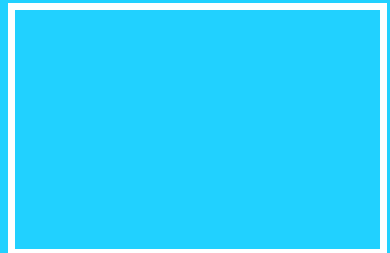
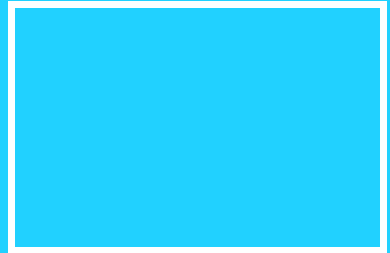
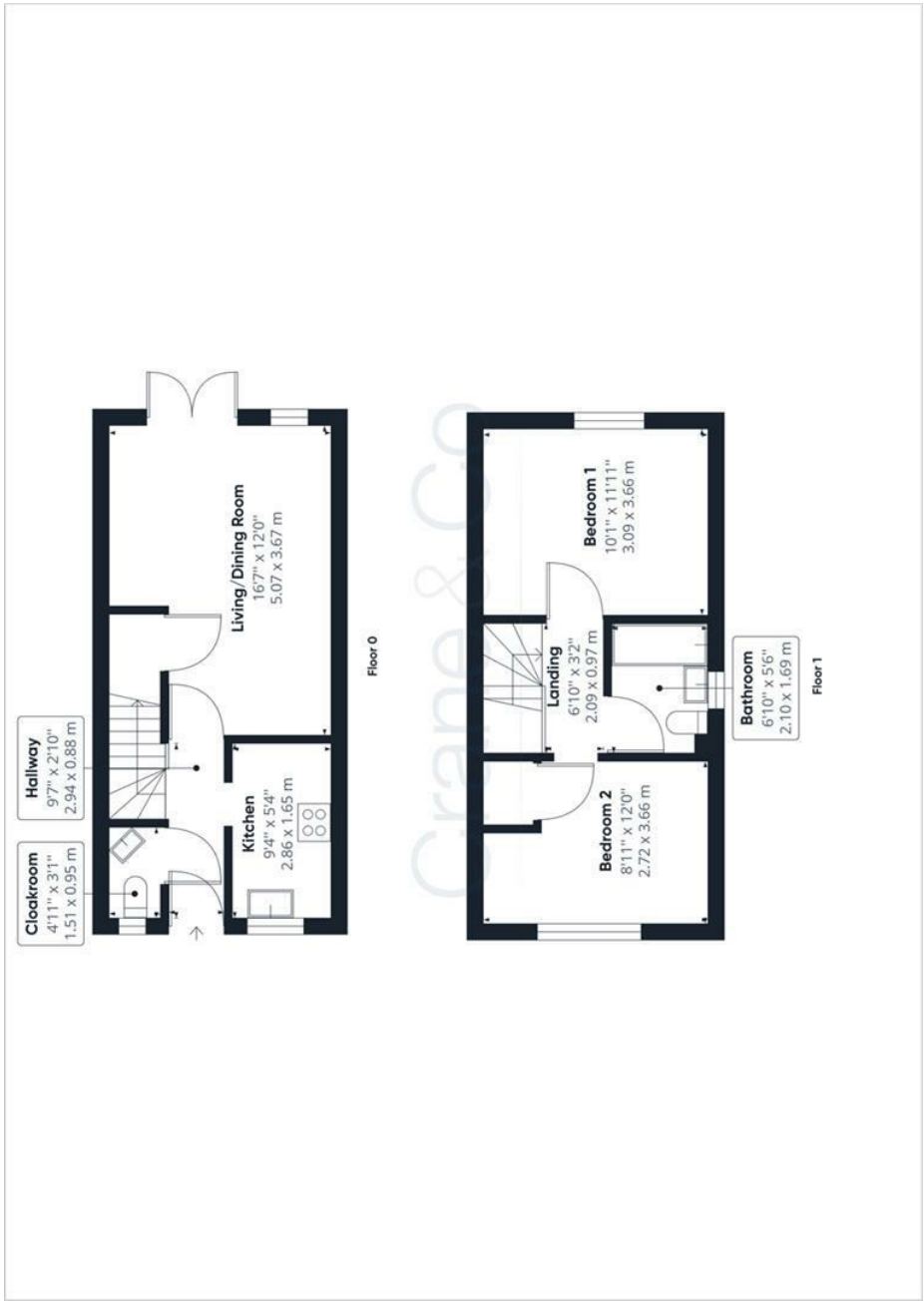












| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         | <b>88</b> |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  | <b>58</b>               |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | 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.

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