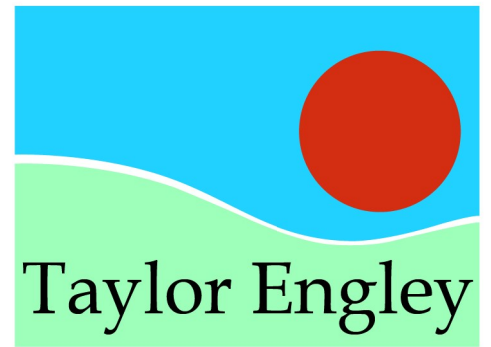


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6 Birch Way, Hailsham, East Sussex, BN27 3TS

Price £445,000 Freehold

**** SOLD PRIOR TO MARKETING ** A beautifully presented three bedroom detached bungalow with garage and off road parking. Gas fired central heating & Sealed Unit Double Glazing . EPC = D**

ENTRANCE HALL

OPEN PLAN LIVING ROOM & KITCHEN

FAMILY BATHROOM

MASTER BEDROOM

EN-SUITE SHOWER ROOM

BEDROOM TWO

BEDROOM THREE

GARAGE

GARDENS

ESTATE CHARGE

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

COUNCIL TAX BAND

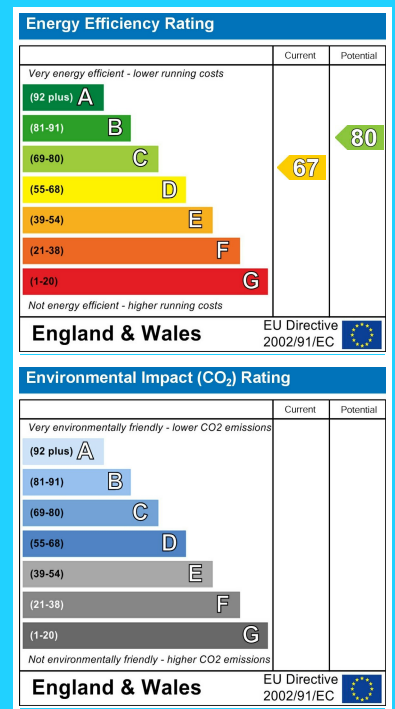
This property is currently rated by Wealden District Council at Band E.

BROADBAND AND MOBILE PHONE CHECKER

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.



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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