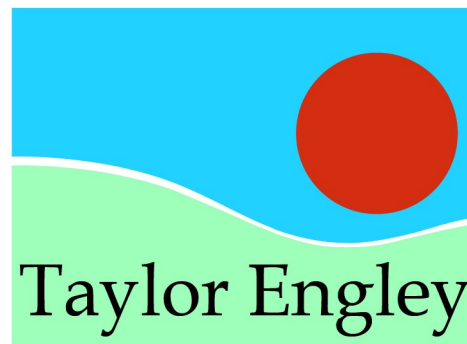


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**Market View Market Street, Hailsham, East Sussex, BN27 2AE**  
**Price £299,950 Freehold**

Taylor Engley are pleased to bring to the market this charming three bedroom attached cottage, located in a highly convenient position, being within walking distance to Hailsham town centre. The property offers a wealth of character features and enjoys spacious living accommodation. Over recent years the cottage has undergone numerous improvement works, to include a new flat roof and leadwork, boiler replacement, central heating upgrade, replacement kitchen, cloakroom and bathroom, replacement consumer unit and upgraded wiring. **INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THIS PROPERTY. EPC = E**



**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 front door to:

### **ENTRANCE HALL**

Wood laminate flooring, radiator, large under stairs storage cupboard with fitted light.

### **LOUNGE**

13'6" x 11'4" (4.11m x 3.45m)

Fireplace with tiled hearth and oak mantle, radiator, window with outlook to front.

### **KITCHEN/DINER**

21'7" x 8'11" (6.58m x 2.72m)

The kitchen area is fitted with modern cream fronted cupboards and drawers, wood effect work surfaces, built-in Zanussi oven and gas hob, with extractor fan over. Stainless steel one and a half bowl sink unit, windows to rear and side, radiator, feature wooden fireplace surround, cupboard housing consumer unit and electric meter, wood laminate flooring, door to rear garden.

### **UTILITY ROOM**

6'4" x 5'1" (1.93m x 1.55m)

Windows to sides, space and plumbing for washing machine, wood laminate flooring, radiator.

### **CLOAKROOM/WC**

White suite comprising low level WC, washbasin with cupboards below, wall mounted Baxi boiler, windows to sides, wood laminate flooring.

From the entrance hall stairs rise to the first floor landing.

### **BEDROOM ONE**

19'1" x 11'10" (5.82m x 3.61m)

Two windows with outlook to front, feature wrought iron fireplace.

### **BEDROOM TWO**

10'2" x 8' max (3.10m x 2.44m max)

Radiator, window with outlook to rear.

### **BEDROOM THREE**

10'10" x 7'1" (3.30m x 2.16m)

Radiator, window with outlook to rear.

### **FAMILY BATHROOM**

Modern white suite to include, low level WC, washbasin with cupboards below, 'P' shaped bath with mixer tap and shower attachment, windows to side and rear, tiled walls and floor, heated towel rail.

### **OUTSIDE**

Paved garden to side and rear, mature tree, gate to front access, fenced surround.

### **WINDOWS**

The windows in the property are part UPVC double glazed, part secondary glazed and part single glazing.

### **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**

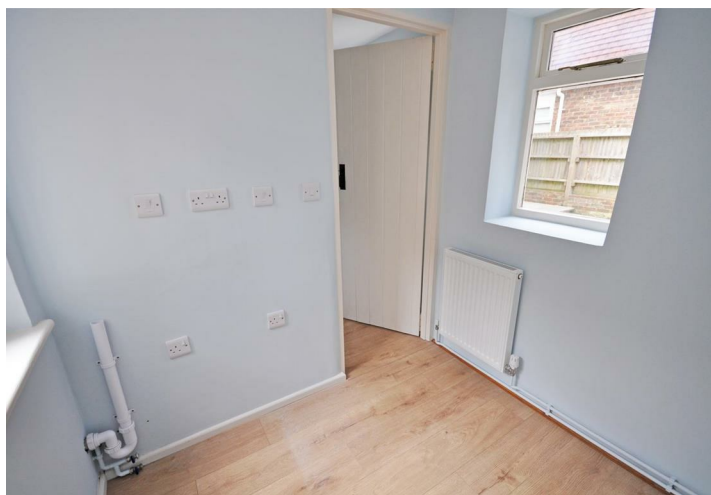
This property is currently rated by Wealden District Council at Band C.

### **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.

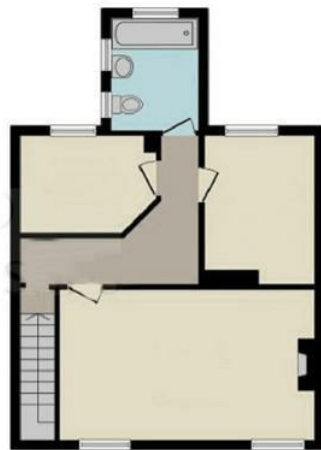




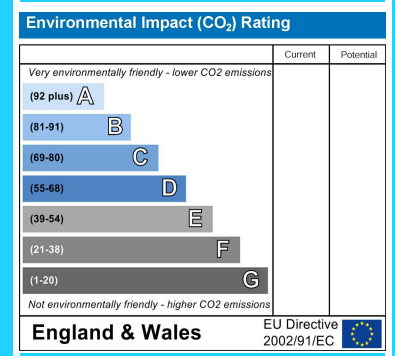
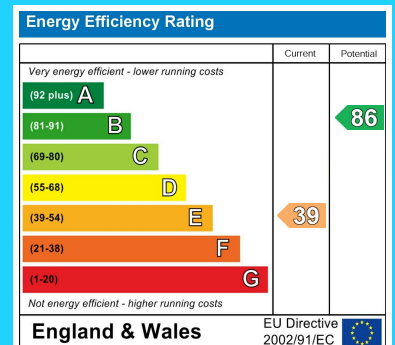




Ground Floor



First Floor



**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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