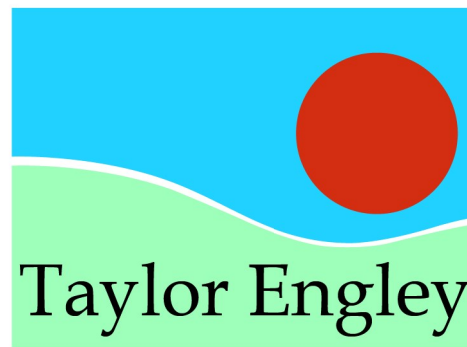


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39 Battle Crescent, Hailsham, East Sussex, BN27 1EN
Offers In Excess Of £299,950 Freehold

Taylor Engley are pleased to bring to the market this well presented two bedroom semi detached bungalow, situated in a highly convenient cul-de-sac location, being within a short walk to Hailsham town centre. The bungalow has been modernised over recent years and now enjoys a modern fitted kitchen with integral appliances, a modern fitted bathroom, two double bedrooms, off road parking and a good size garden to rear. Gas Fired Central Heating & Sealed Unit Double Glazing. 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.



Front door to:

ENTRANCE HALL

Radiator, hatch to loft space with fitted with ladder.

LOUNGE

14'10" x 10'11" (4.52m x 3.33m)

Feature fireplace surround, double glazed window to front, radiator.

KITCHEN

9'10" x 9'10" (3.00m x 3.00m)

Fitted with a range of matching cupboards and drawers, built-in electric oven and hob with extractor hood over, integral fridge, freezer, washing machine and dishwasher, built-in bin cupboard, work surfaces, under unit mood lighting, stainless steel one and a half bowl sink unit with mixer tap, tiled floor, double glazed window to front, tiled splash backs.

BATHROOM

Modern suite comprising WC, washbasin with cupboard under, 'P' shaped bath with waterfall mixer tap and shower over, airing cupboard housing Worcester boiler, heated towel rail, double glazed window to side, tiled walls.

BEDROOM ONE

13'03" x 10'11" (4.04m x 3.33m)

Double glazed window with outlook over the rear garden, radiator.

BEDROOM TWO

9'10" x 9'10" (3.00m x 3.00m)

Radiator, double glazed window to rear, door to:

REAR PORCH

4'08" x 5'11" (1.42m x 1.80m)

UPVC double glazed construction, door to:

GARDEN

Decked area, lawn, fenced surround, timber shed, gate to side.

OUTSIDE TO FRONT

Driveway parking for two vehicles.

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

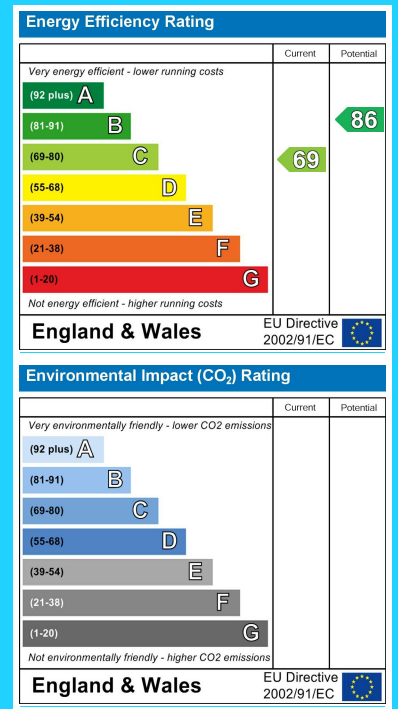
FOR CLARIFICATION:-

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 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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