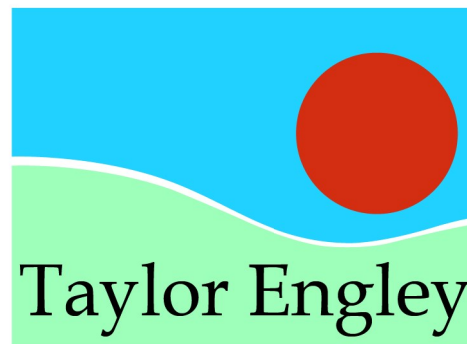


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2 Howlett Drive, Hailsham, Hailsham, East Sussex, BN27 1QW
Offers In Excess Of £399,950 Freehold

Taylor Engley are pleased to bring to the market, this spacious four bedroom detached house, situated in a sought after cul-de-sac location in North Hailsham. The property enjoys a modern fitted kitchen breakfast room, two reception rooms and a UPVC double glazed conservatory, four bedrooms, garage and off road parking. Gas Fired Central Heating (new boiler installed in April 2024) & Sealed Unit Double Glazing. 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.



FRONT DOOR TO:

ENTRANCE HALL

Radiator, wood laminate flooring, built-in cupboard with hanging rail and shelf, under stairs storage cupboard.

CLOAKROOM/WC

Suite comprising low level WC, washbasin with cupboard below, radiator, double glazed window to front.

LOUNGE

15' x 11'08" (4.57m x 3.56m)

Radiator, double glazed bay window to front, doorway to:

DINING ROOM

10'06" x 9'10" (3.20m x 3.00m)

Radiator, double glazed window to rear, door to:

CONSERVATORY

10'07" x 9'11" (3.23m x 3.02m)

Radiator, double glazed windows overlooking the garden, double doors to patio.

KITCHEN/BREAKFAST ROOM

18'05" x 10'03" max (5.61m x 3.12m max)

Fitted with a range of modern cream high gloss cupboards and drawers, built-in electric oven, built-in gas hob with extractor hood over, worksurfaces, one and a half bowl sink unit with mixer tap, space for dishwasher, washing machine and fridge freezer, cupboard housing Glow-worm boiler (installed in April 2024), door to garage, double glazed window overlooking the rear garden, door to garden, radiator.

From the entrance hall, stairs rise to first floor landing with double glazed window to side, airing cupboard housing hot water cylinder and slatted shelving, hatch to loft space with fitted ladder.

BEDROOM ONE

13'02" x 9'10" (4.01m x 3.00m)

Range of built-in wardrobe cupboards, double glazed window with outlook to front, radiator.

BEDROOM TWO

10'06" x 8'06" (3.20m x 2.59m)

Range of built-in wardrobe cupboard's, radiator, double glazed windows to front.

BEDROOM THREE

10'01" x 7'02" (3.07m x 2.18m)

Radiator, double glazed window overlooking the rear garden.

BEDROOM FOUR

10'01" x 6'07" (3.07m x 2.01m)

Radiator, double glazed window with outlook to rear.

BATHROOM

Suite comprising pedestal washbasin, low level WC, bidet, bath with mixer tap and shower attachment, radiator, double glazed window to rear, shaver point.

GARAGE

17'07" x 8'03" (5.36m x 2.51m)

Power and light, up and over door to front.

OUTSIDE

TO FRONT

Driveway parking, lawned area.

TO REAR

Patio area, lawned area, timber shed, variety of trees and shrubs.

COUNCIL TAX BAND

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

BROADBAND AND MOBILE PHONE CHECKER

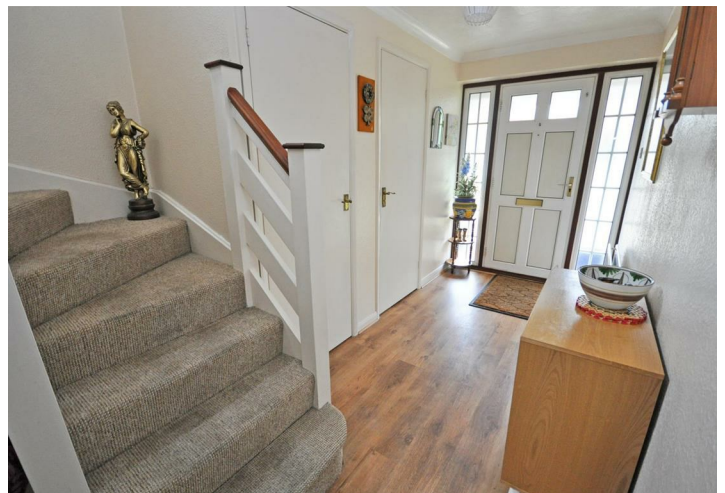
For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk

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.

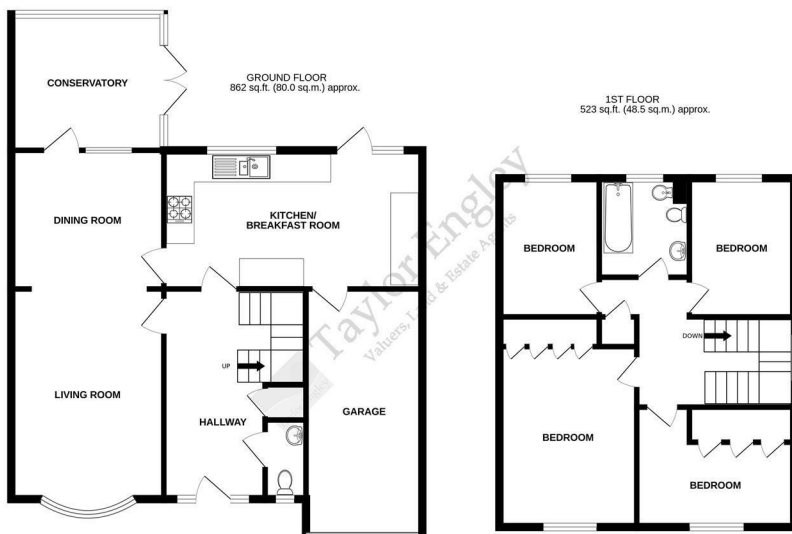
VIEWING INFORMATION

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.

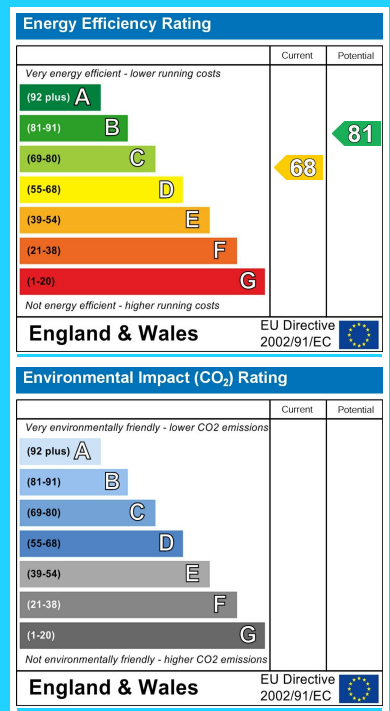








TOTAL FLOOR AREA: 1384 sq. ft. (128.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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