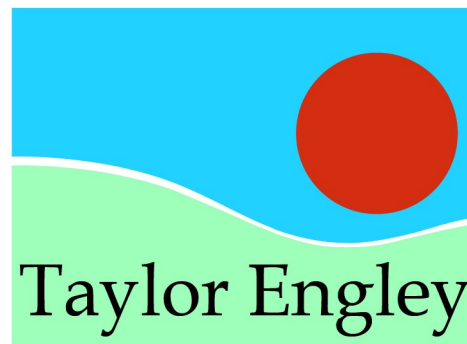


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000
Fax: (01323) 440750

hailsham@taylor-engley.co.uk
www.taylor-engley.co.uk



12 St. Andrews Close, Hailsham, East Sussex, BN27 3UB
Price £549,950 Freehold

PRICE RANGE ** £525,000 - £545,000 ** Beautifully improved and modernised by the current vendors. Four bedroom detached house located within the sought after Gleneagles Development. The property is situated within a private cul-de-sac and is close to local schools, bus service, walking distance to Hailsham Town Centre and lovely parkland walks. Benefits are generous living accommodation and has the added advantage of a detached double garage and shared driveway with additional parking. Other features include large sitting room, dining room with French doors to the rear garden and recently fitted kitchen breakfast room, cloakroom and ensuite to master bedroom, gas central heating, rear and side gardens. Viewing is highly recommended. EPC = D



*** ENTRANCE HALL * CLOAKROOM/WC * SITTING ROOM * DINING ROOM * KITCHEN BREAKFAST ROOM * FOUR BEDROOMS * EN-SUITE SHOWER ROOM * FAMILY BATHROOM * LANDSCAPED GARDENS FRONT AND REAR, PATIO * DOUBLE GARAGE * DRIVEWAY PARKING ***

DIRECTIONS

From our office in Hailsham High Street proceed around the one way system into George Street and right into North Street. Proceed straight over the roundabout and keeping to the left continue through the two sets of traffic lights into London Road. At the mini roundabout turn left into Hempstead Lane, at the next roundabout take the first exit into Gleneagles Drive and St Andrews Close is the first turning on the left hand side.



ACCOMMODATION COMPRISES

Paved, part enclosed porch leading into:

ENTRANCE HALLWAY

Radiator, decorative coving, stairs to first floor landing.

CLOAKROOM

6'5 x 4'4 (1.96m x 1.32m)

Vanity washbasin, low level flush wc, radiator, obscure Georgian style double glazed window to front, double cupboard housing the hot water tank and gas boiler and storage shelves.

SITTING ROOM

18' x 11'11 (5.49m x 3.63m)

(Currently used as a sitting room/dining room) Two Georgian style double glazed windows to front, decorative coving, fireplace with gas fire and decorate wood surround and mantle with inset marble and hearth, radiator, tv aerial socket, glazed doors to:

DINING ROOM

10'9 x 9'8 (3.28m x 2.95m)

French doors to rear garden, decorative coving, radiator, door to:

KITCHEN/BREAKFAST ROOM

18'5 x 10'7 narrowing to 7'3 into dining area (5.61m x 3.23m narrowing to 2.21m into dining area)

Recently fitted executive kitchen incorporating full range of wall and base units incorporating soft closure cupboards and drawers, a range of built in Bosch appliances to include fridge/freezer, separate freezer, integrated oven and dishwasher along with a bin unit and a further bank of floor to ceiling fitted units. Ample work top space, four ring gas hob with extractor over, built-in eye level double oven, one and half bowl sink unit and mixer tap, Blanco composite one and a half bowl sink unit and drainer and tap, bottle rack, radiator, two double glazed windows overlooking the rear garden, dining area has part panel walls and part double glazed door to side garden, understairs storage cupboard.

FIRST FLOOR LANDING

Double glazed window to side, hatch to loft space, part wood panel walls.

BEDROOM ONE

12'1 x 11'5 (3.68m x 3.48m)

Georgian style double glazed window to front, coving, radiator, built-in triple wardrobe with mirrored front and decorative glass inset panels.

EN-SUITE

8' x 6'7 (2.44m x 2.01m)

Modern fully tiled suite comprises double shower enclosure with Aqualisa shower over and glass shower screen, pedestal wash hand basin with chrome mixer tap, low level flush wc, Georgian style double glazed obscure window to front, radiator.

BEDROOM TWO

12'1 x 9'7 (3.68m x 2.92m)

Georgian style double glazed bay window overlooking the front,

radiator, built in triple wardrobe with glass sliding mirrored front, coving.

BEDROOM THREE

10'x x 7'6 (3.05mx x 2.29m)

Double glazed window overlooking the rear, coving, radiator, built in storage cupboard.

BEDROOM FOUR

9'7 x 8'6 (2.92m x 2.59m)

Double glazed windows overlooking the rear garden, radiator, coving.

FAMILY BATHROOM

Suite comprises, low level flush wc, panelled bath with chrome mixer tap and hand held shower attachment, vanity wash hand basin with cupboards under, part tiled, obscure double glazed window to rear.

OUTSIDE TO FRONT

Ample off road, block herringbone style paved shared driveway leading to the double garage (18'7 x 18'5 with pitched roof, twin up and over doors, personal door to side) gated side access to the rear, pathway to covered front porch with block paved floor, outside light.

REAR GARDEN

Good size, landscaped rear garden with patio leading to area of lawn and borders surrounded by mature trees including cherry and shrubs, further paved seating area, patio leads around the the side of the house providing a storage area and to the other side leads to a green house, garage and gate to front. The garden is enclosed by close board panel fencing and has outside lighting and outside water tap

DOUBLE GARAGE

Open garage with personal door from the garden, the garage has recently had installed new doors and frames and has power and light and shared driveway with additional parking.

N.B REFURBISHMENT NOTE

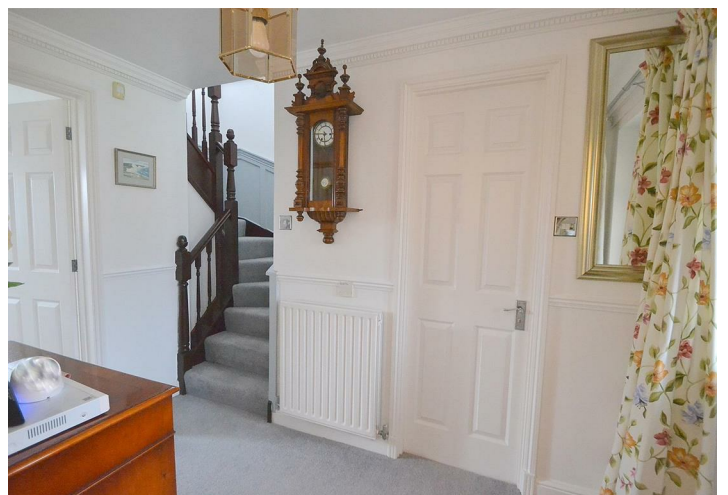
The electrics have been brought up to 20/20 standard with a new fuse board. New garage doors, New UPVC windows, front door, rear door and French doors, addition of further guest parking, Executive fitted kitchen, wood panelling to hallway stairs and first floor landing and newly laid carpet throughout, front Tudor style boarding has been replaced by low maintenance composite, guttering and soffits.

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.

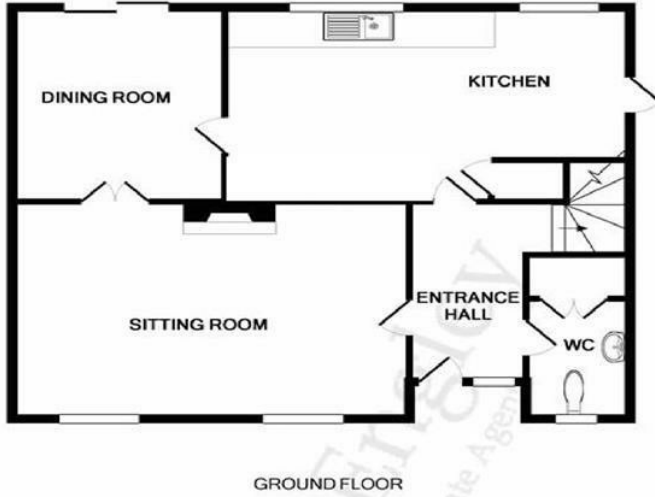
COUNCIL TAX

Wealden District Council tax band is E









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floor, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Made with Metropix 6/2019



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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.

Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226