

**Valuers, Land & Estate Agents**

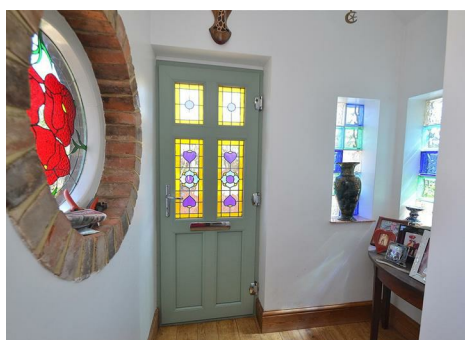
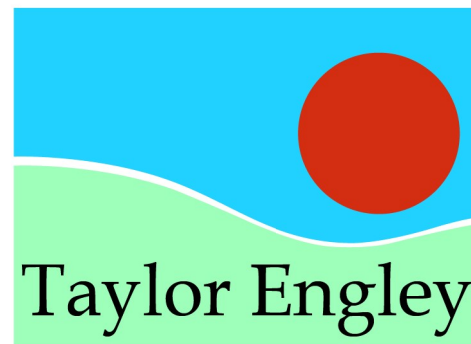
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**56 Sandbanks Way, Hailsham, East Sussex, BN27 3LW**

**Price £350,000 Freehold**

**\* VERY WELL MAINTAINED \* TWO DOUBLE BEDROOM SEMI-DETACHED BUNGALOW \* TRIPLE GLAZING TROUGHOUT \* NEW ROOF\* EXTENDED 20' GARAGE WITH POWER AND ELECTRIC DOOR\* AMPLE PARKING**

**\* This property has been lovingly cared for and improved by the current owner of 20years located within the popular Sandbanks area. The property comprises of storm porch, sitting room with fireplace, two double bedrooms, the master has been extended with doors to the rear garden, fitted kitchen/breakfast room and bathroom and shower room/wc, AMPLE off road parking and private garden to the rear. EPC=C**



**\* CHAIN FREE \* TWO DOUBLE BEDROOMS (EXTENDED MASTER BEDROOM) \* FITTED KITCHEN/DINING ROOM \* BATHROOM AND SHOWER ROOM/WC \* AMPLE OFF ROAD PARKING \* EXTENDED DETACHED GARAGE WITH ELECTRIC UP AND OVER DOOR \* TRIPLE GLAZED WINDOWS THROUGHOUT, NEW ROOF \* GAS CENTRAL HEATING \* PRIVATE REAR GARDEN \* EPC - TBC**

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.



Decorative glazed UPVC door leading to:

### **ENTRANCE PORCH**

6'03" x 3'11" (1.91m x 1.19m)

Wood effect laminate flooring, decorative port hole window with brick surround, two further coloured opaque brick windows, power socket, part obscure door leading to.:

### **ENTRANCE HALLWAY**

Wood effect laminate flooring, hatch to loft with pull down ladder and light, radiator, cupboard housing the fuse box, ornate plaster coving, wall mounted thermostat control.

### **BEDROOM TWO**

10'05" x 7'05" (3.18m x 2.26m)

Solid wood flooring, UPVC double glazed window to side, radiator, ornate plaster coving.

### **SITTING ROOM**

15'09" into bay x 10'05" (4.80m into bay x 3.18m)

Curved radiator into bay, triple glazed UPVC double glazed windows to front, ornate plaster coving and ornate plaster ceiling rose, cast iron fireplace with tiled hearth with decorative wood mantle and surround.

### **BATHROOM**

7'10" x 7'04" (2.39m x 2.24m)

Tiled floor and walls, corner enclosed shower cubicle, roll top bath with chrome telephone style mixer tap and chrome ball and claw feet, low level flush WC, pedestal wash basin, cast iron radiator, ornate plaster coving, inset ceiling spotlights, triple glazed obscure UPVC window to side.

### **BEDROOM ONE**

20'08" x 10'05" narrowing to 8'08" (6.30m x 3.18m narrowing to 2.64m)

Extended room with wood effect laminate flooring, ornate plaster coving and ornate rose open plan to

### **MORNING ROOM**

Radiator, double glazed French doors leading to rear garden, Velux window and further ornate plaster coving.

### **KITCHEN/ BREAKFAST ROOM**

16' x 9'08" (4.88m x 2.95m)

Tiled flooring, solid wood wall and base units incorporating cupboards and drawers and display cabinets, space for cooker with extractor over, one and a half bowl ceramic

sink with chrome mixer tap, built in fridge freezer, cupboard housing Worcester boiler, inset ceiling spotlights, ornate plaster coving the kitchen has been extended to dining area which has spaces for tumble dryer, dishwasher, further tall wall mounted cupboards and display cupboards, inset ceiling spotlights, sky light and French doors to rear garden with cat flap.

### **OUTSIDE TO REAR**

Patio paved garden with shed, enclosed by wood panel fencing, personal UPVC door to: Wrought iron gate leading to the driveway.

### **GARAGE**

20'04" x 8'11" (6.20m x 2.72m)

UPVC double glazed window to side, tiled floor, electric up and over roller door and power points.

### **OUTSIDE TO FRONT**

Block paved, ample off road parking to the front and to the side leading to the garage.

### **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**

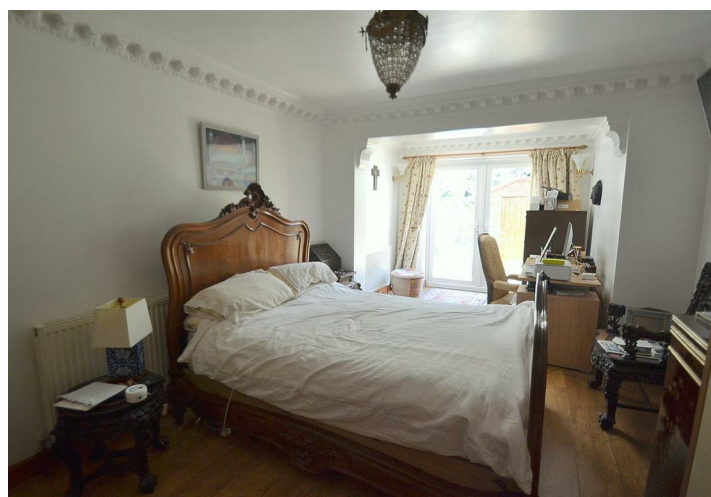
This property is currently rated by Wealden District Council at Band ( C )

### **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.

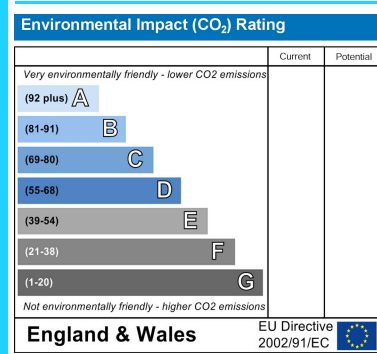
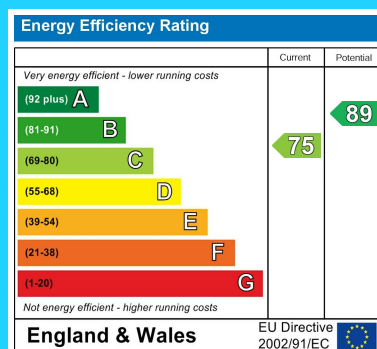
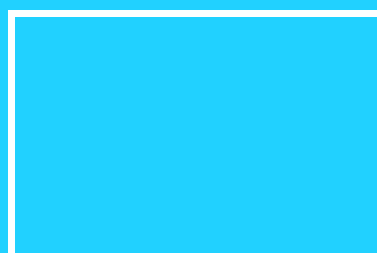
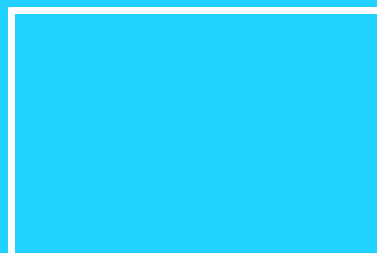
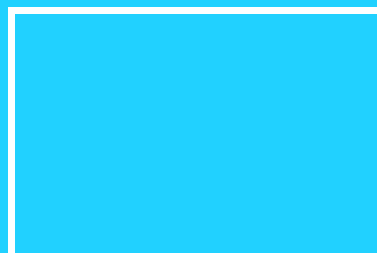
### **VIEWING INFORMATION**

To view a property please contact TAYLOR ENGLE Y 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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