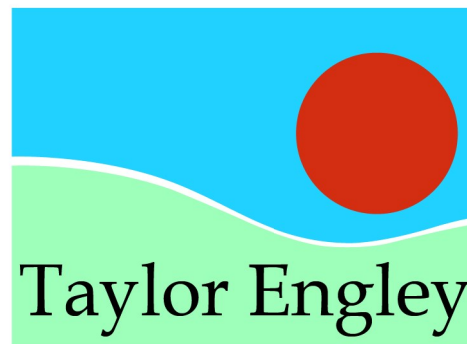


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21 Badgers Walk Deanland Wood Park, Golden Cross, Hailsham, BN27 3UT
Price £190,000 Non-traditional

**** CHAIN FREE ** SMALL CUL-DE-SAC ** AMPLE OFF ROAD PARKING ** SINGLE GARAGE ** POPULAR DEANLAND WOOD PARK ** THREE BEDROOMS ** TWO EN-SUITES ** The property offers good size living accommodation having a modern fitted kitchen with breakfast bar and ample built in units, double aspect living room, hallway with large built in cupboards, three bedrooms, two double bedrooms have ensuite bathroom and the other en-suite shower room, wrap around gardens. (PLEASE NOTE: THE PARK HOME IS NOT FREEHOLD OR LEASEHOLD, BUT COVERED UNDER A PARK HOME AGREEMENT)**



*** CHAIN FREE * DOUBLE UNIT PARK HOME * THREE BEDROOMS, TWO WITH EN-SUITES * KITCHEN/BREAKFAST ROOM * LARGE SITTING ROOM * WRAP AROUND GARDENS * PRIVATE GARDEN TO REAR * AMPLE DRIVEWAY * SINGLE GARAGE ***

Deanland Wood Park is an award winning park home estate positioned close to the beautiful Ashdown Forest and South Downs and is nestled within the picturesque Sussex countryside. Deanland Wood Park is quite unique offering an array of amenities to include a regular bus service, onsite full six-lane competition Bowls Green, licenced country pub ideal for a Sunday Lunch or meeting with friends the pub is also available for functions etc and a self-service store for fresh vegetables, papers and milk etc which is open every day.



ACCOMMODATION COMPRISES

Part decorative UPVC entrance door leading into

ENTRANCE HALLWAY

Large hallway having radiator, telephone socket, hatch to loft space, wall mounted thermost control, large built in cupboard with sliding doors having hanging rail and shelving.

SITTING ROOM

19'4 x 19 (5.89m x 5.79m)

Double aspect sitting room having UPVC double glazed Georgian style windows to front and side, two radiators, gas fireplace. television aerial socket, wall lights, dimmer switch archway through to

KITCHEN

12'11 x 9'3 (3.94m x 2.82m)

Georgian style UPVC double glazed window to side, decorative UPVC door to side. Modern fitted kitchen comprises of white wall and base units comprising of wall cupboard and drawers, two wall mounted display cabinets, built in dishwasher and washing machine, one and half bowl stainless steel sink drainer unit with chrome mixer tap and separate water purifier tap, built in Neff oven with four ring gas hob and extractor fan over, ample work top space, breakfast bar, built in fridge freezer and two built in larder cupboards one housing the Viessmann gas boiler, radiator, inset ceiling spot lights.

BEDROOM ONE

12'4 x 9'3 (3.76m x 2.82m)

Four built in wardrobes with mirrored fronts with hanging rail and shelving over, overbed built in storage with wardrobe to side and side cabinets, Georgian style UPVC double glazed window to side. Door to

EN-SUITE

9'5 x 6'11 (2.87m x 2.11m)

Obscure Georgian style double glazed window to front, radiator, corner bath with seating area with shower over, bidet, low level flush wc, vanity wash hand basin with cupboard under, wall mounted shaver socket and wall lights.

BEDROOM TWO

11'8 x 10'4 (3.56m x 3.15m)

Georgian style UPVC double glazed window to side, built

in wardrobes with hanging rail and storage, radiator, bedside cabinets, door to

EN-SUITE SHOWER ROOM

6'6 x 5'2 (1.98m x 1.57m)

Enclosed shower cubicle with aqua boarding, vanity wash hand basin with cupboard under, low level flush WC, extractor fan, shaver socket, radiator and hectagonal UPVC Georgian style window to side.

BEDROOM THREE

6'6 x 5 (1.98m x 1.52m)

Georgian style double glazed window to side, was previously used as an office, built in furniture, telephone socket.

OUTSIDE

To the front has small area of garden with ample shingle laid parking, grassed area to side and to the rear the garden is private with patio and grassed area.

GARAGE

Adjoining the neighbouring garage with double glazed window and up and over door with power, personal door.

N.B

PITCH FEE is £244.11 and the WATER is £17.27 therefore 1 payment collection of £261.38 MONTHLY
The property is 50 x 20 Omar Special Ashdale 1995
(All details concerning the outgoings are subject to verification).

BROADBAND AND MOBILE PHONE CHECKER

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

COUNCIL TAX BAND

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

MEASUREMENT DISCLAIMER

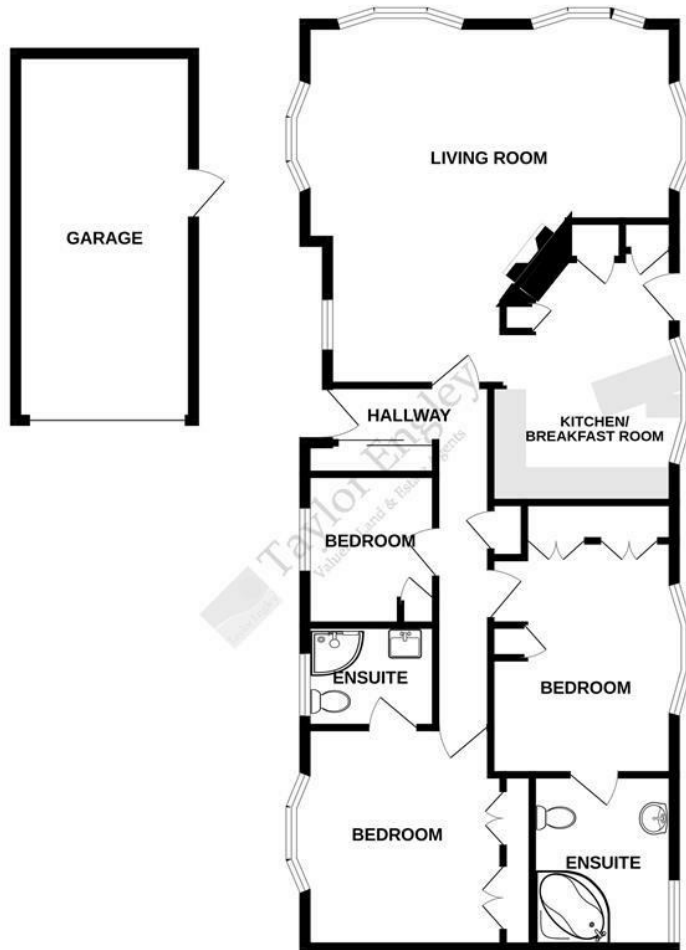
NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.





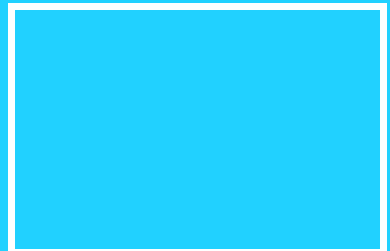
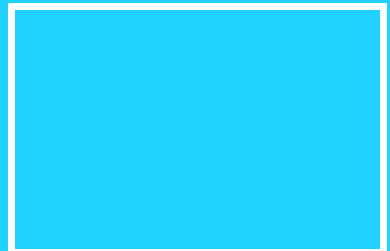


GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	71
(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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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