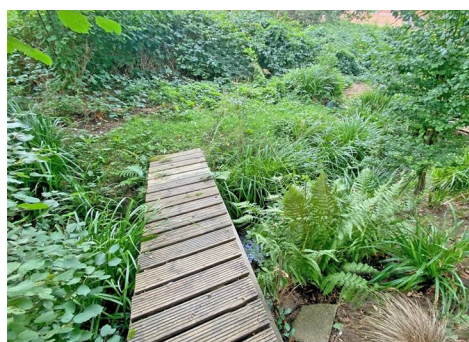
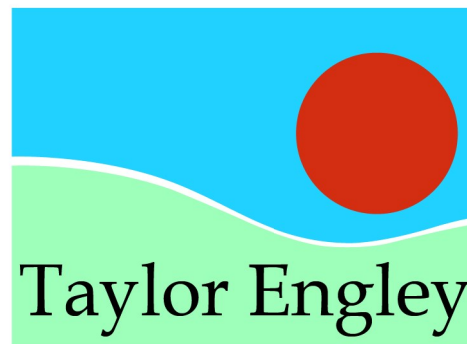


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**7 Danum Close, Hailsham, East Sussex, BN27 1UX**

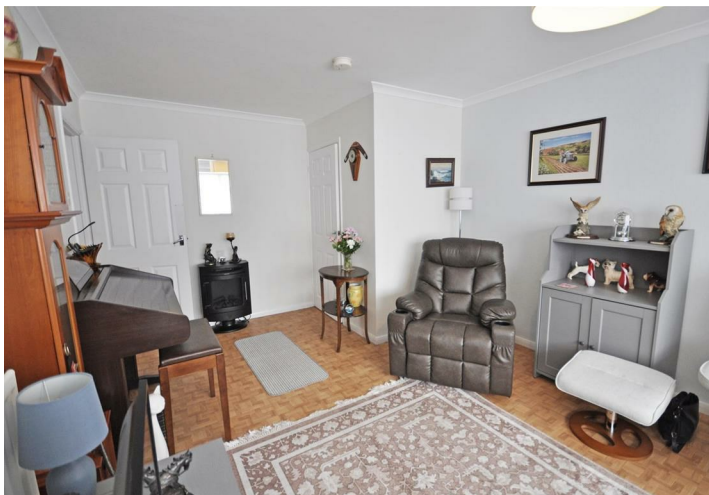
**Price £349,950 Freehold**

**Taylor Engley are pleased to bring to the market, this versatile three/four bedroom semi detached chalet bungalow, situated in a cul-de-sac in the favoured North Hailsham area. The property is well presented and offers a spacious driveway to the front, garage and an attractive garden to rear. Gas Fired Central Heating & 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.**



## ENTRANCE HALL

Door to:

## SITTING ROOM

17'10" x 10'11" max (5.44m x 3.33m max)

Bay window to front, radiator. Door to:

## INNER HALLWAY

## DINING ROOM

10'11" x 7'07" (3.33m x 2.31m)

Double glazed window to rear, radiator.

## KITCHEN BREAKFAST ROOM

14'10" x 7'06" (4.52m x 2.29m)

Fitted with a range of white cupboards and drawers, stainless steel sink unit, built-in electric oven and gas hob with extractor hood over, work surfaces, space for fridge freezer and washing machine, double glazed windows and door to garden, radiator, Worcester boiler in cupboard.

## CLOAKROOM/WC

White suite comprising WC and washbasin, heated towel rail.

## GROUND FLOOR BEDROOM THREE

14'07" x 8'04" max (4.45m x 2.54m max)

Radiator, double glazed window with outlook to front.

From the inner hallway, stairs rise to the first floor landing.

## BEDROOM ONE

18'x10'09" narrowing to 7'03" (5.49mx3.28m narrowing to 2.21m)

Double aspect room, window to front and rear, velux to front, radiator, door to eaves storage.

## BEDROOM TWO

18'x8'04" narrowing to 6'04" (5.49mx2.54m narrowing to 1.93m)

Radiator, double glazed window to rear, velux to front, eaves storage.

## BATHROOM

White low level flush WC, pedestal washbasin, bath with mixer tap and shower attachment, heated towel rail, extractor fan.

## GARDEN

Patio, lawn.

## PARKING & GARAGE

Off road parking for two vehicles, garage (garage 7, located in a nearby block).

## COUNCIL TAX BAND

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

## BROADBAND AND MOBILE PHONE CHECKER

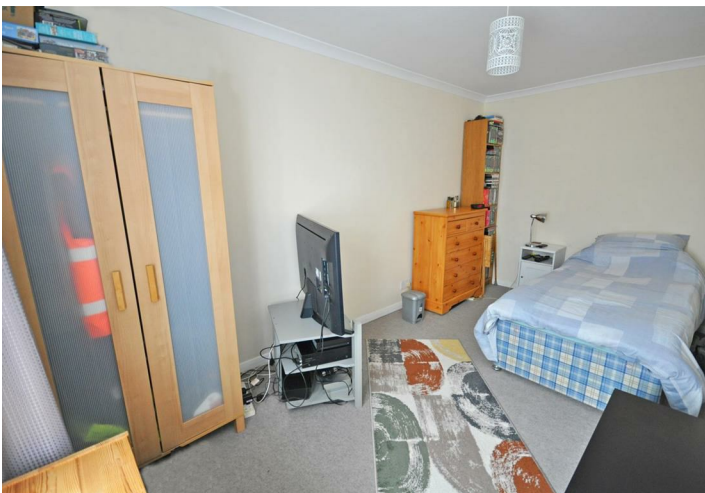
For broadband and mobile phone information, please see the following website:  
[www.checker.ofcom.org.uk](http://www.checker.ofcom.org.uk)

## 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.

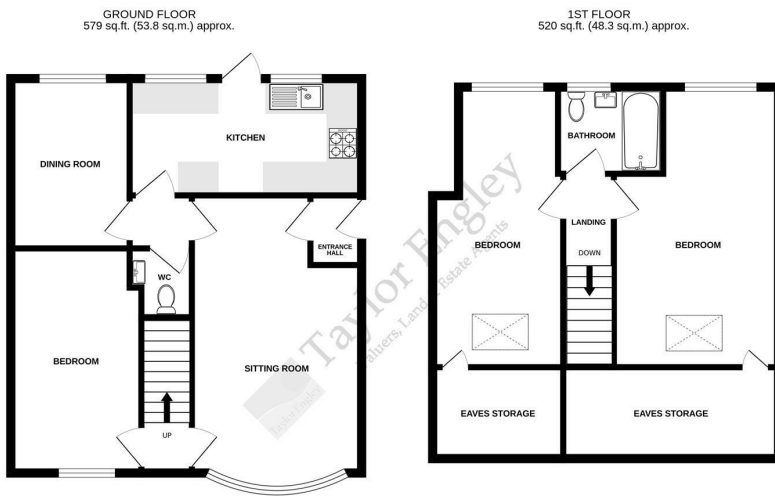




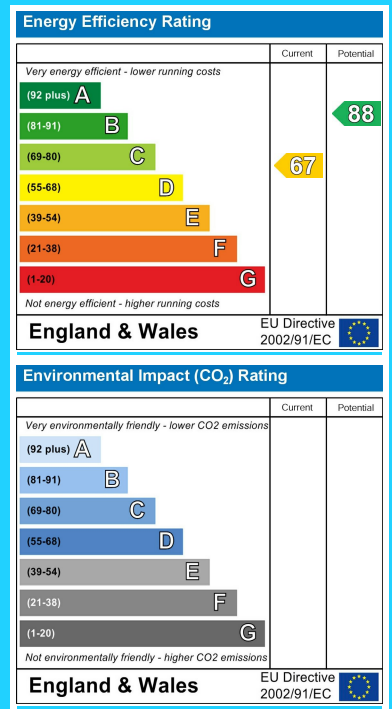








TOTAL FLOOR AREA: 1099 sq.ft. (102.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 condition or efficiency can be given.  
 Made with Metropix C2024



**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**