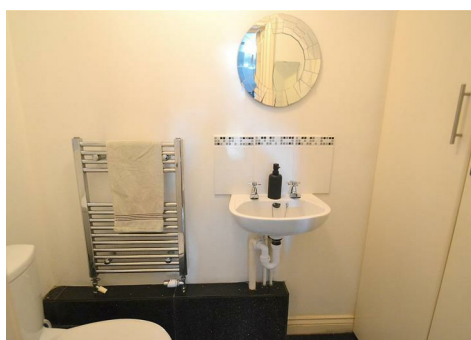
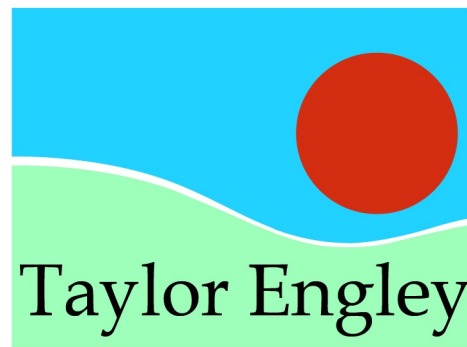


Valuers, Land & Estate Agents
11 High Street, Hailsham
East Sussex BN27 1AL

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

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



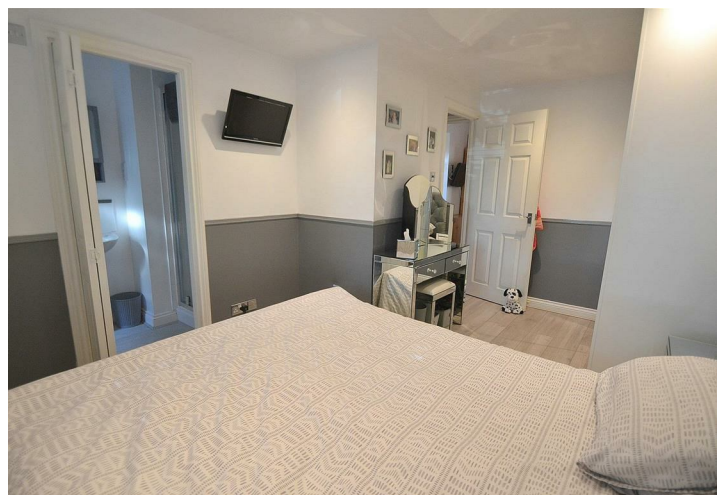
44 The Belfry, Hailsham, BN27 3UG
Price £359,950 Freehold

**** GENEROUS SOUTH FACING REAR GARDEN, AMPLE OFF ROAD PARKING ** DETACHED HOME ** Desirable and versatile three/four bedroom or three bedrooms, three reception detached Redrow built home located within a cul-de-sac in the favoured Gleneagles development within walking distance to Hailsham Town Centre. This property has been well maintained by the current owner and comprises of downstairs bedroom 4 or reception 3, good size sitting room, dining room with French doors leading out to the rear garden, modern fitted kitchen and downstairs WC. To the upstairs comprises of galleried landing, three bedroom with the master having en-suite shower room/wc and modern family bathroom. To the rear is a generous rear garden and patio and ample off road parking to the front. Viewing is highly recommended! EPC=C**



*** DETACHED HOUSE * 3/4 BEDROOMS * SITTING ROOM * SEPARATE DINING ROOM * MODERN KITCHEN * DOWNSTAIRS WC * MASTER BEDROOM WITH EN-SUITE SHOWER/WC * MODERN FAMILY BATHROOM * LARGE SOUTH FACING REAR GARDEN * AMPLE OFF ROAD PARKING * DOUBLE GLAZED * GAS CENTRAL HEATING * EPC**

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.



UPVC entrance door with half moon obscure window leading to:

ENTRANCE HALLWAY

Wood flooring, UPVC double glazed window to front, door to sitting room, door to:

BEDROOM FOUR/RECEPTION THREE

13'10 x 8'3 (4.22m x 2.51m)

Sliding mirror fronted built in wardrobes with hanging rail and storage which also housed the Worcester Bosch gas boiler, wood effect laminate flooring, radiator, UPVC double glazed window overlooking the front, wall mounted fuse box.

SITTING ROOM

14'2 x 11'2 (4.32m x 3.40m)

Wood flooring, UPVC double glazed window overlooking the front, double radiator, stairs to first floor landing, open plan to dining room.

DINING ROOM

11'10 x 8'4 (3.61m x 2.54m)

Wooden flooring, UPVC double glazed French doors opening out to the rear garden, radiator, door to:

KITCHEN

14'7 x 9'10 (4.45m x 3.00m)

White gloss fronted fitted kitchen which is fitted with a full range of wall and base units, incorporating cupboards and drawers, black granite worktops with inset sparkles, metro style half tiled walls, spaces for dishwasher, washing machine and American style fridge freezer, five ring gas hob with extractor over and double oven below, under unit lighting, one and a half bowl stainless sink unit with mixer tap, granite floor with inset sparkles, inset ceiling spotlights, part glazed UPVC door with cat flap leading to rear garden, UPVC double glazed window over looking the rear garden. Door to:

CLOAKROOM

Granite floor with sparkles, low level flush WC, chrome heated towel radiator, wash hand basin with tiled splash back, obscure UPVC double glazed window to side, under stairs built in cupboards.

FIRST FLOOR LANDING

Double glazed window to side, power socket's, hatch to loft space, built in cupboard with storage shelving.

BEDROOM ONE

14'7 x 1' (4.45m x 0.30m)

Light grey wood effect laminate floor, UPVC double glazed window to rear, radiator, bi fold doors to:

EN SUITE

8'5 x 4'1 (2.57m x 1.24m)

Low level flush WC, fully tiled enclosed shower cubicle with shower over, pedestal wash hand basin with tiled splash back, obscure UPVC double glazed window to rear, extractor fan, inset ceiling spotlights, radiator.

BEDROOM TWO

13'3 x 9'3 (4.04m x 2.82m)

UPVC double glazed window overlooking the front, built in double wardrobe with mirror fronted sliding doors with storage shelving and hanging rail, radiator.

BEDROOM THREE

9'6 x 7'10 (2.90m x 2.39m)

UPVC double glazed window overlooking the front, radiator, inset ceiling spotlights.

FAMILY BATHROOM

8'5 x 5'4 (2.57m x 1.63m)

Panel bath with chrome mixer taps and hand held shower attachment, close coupled WC, vanity wash basin with cupboard below, part aqua boarded walls, electric chrome heated towel radiator, obscure UPVC double glazed window to side, extractor fan.

OUTSIDE TO FRONT

Resin driveway providing parking for up to 3/4 vehicles gated access to the rear.

OUTSIDE TO REAR

Patio area leading to a large area of lawn, enclosed by panel fencing, large storage shed to rear, outside tap.

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.

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 (D)

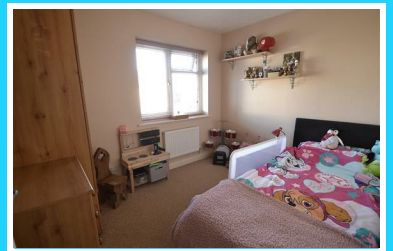
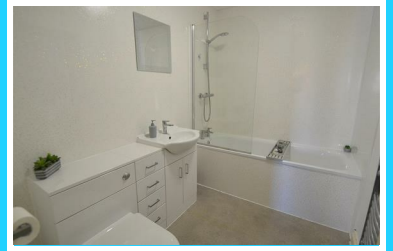










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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales 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.

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