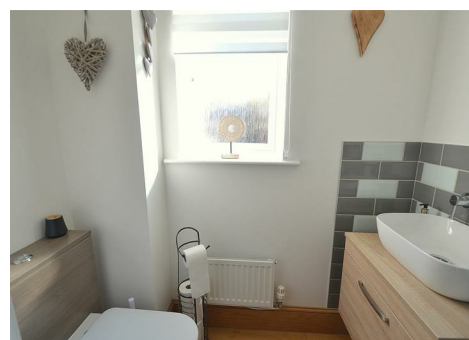
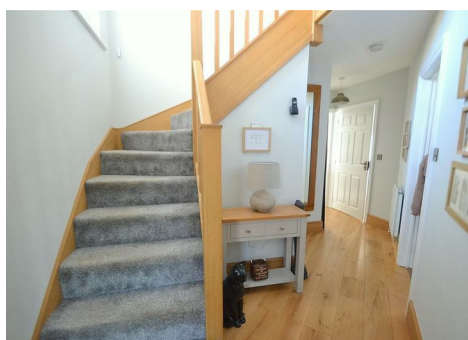
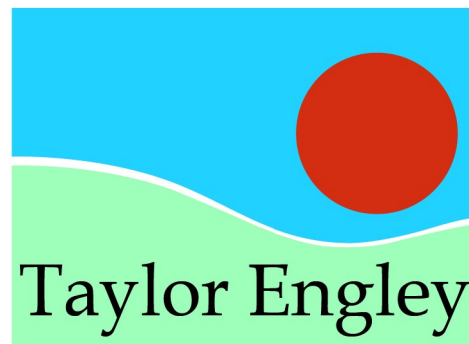


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**5 Luscombe Avenue, Hellingly, East Sussex, BN27 4DW**  
**Price £355,000 Freehold**

High specification throughout! Only 10 years old having recently undergone full modification. This exceptional, three bedroom (en-suite to master bedroom) semi-detached home is located within walking distance to parkland and woodland and presents oak flooring to the hallway with oak staircase and oak skirting boards, re-modelled kitchen, cloakroom and bathroom together with fitted wooden shutters to all main windows and French doors. To the outside offers single garage with driveway parking and rear garden with patio and area of lawn. EPC C





**\* THREE BEDROOM SEMI-DETACHED HOUSE WITH EN-SUITE \* WOODEN SHUTTERS \* KITCHEN/DINING ROOM \* SITTING ROOM \* CLOAKROOM \* BATHROOM/WC \* DOUBLE GLAZED \* PLAIN BLINDS TO ALL WINDOWS \* GAS CENTRAL HEATING \* GARDEN AND PATIO \* GARAGE AND OFF ROAD PARKING \* EPC - TBC**

In close proximity is 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.





## ACCOMMODATION COMPRISES

UPVC part decorative entrance door leading into

### HALLWAY

Oak flooring with oak skirting boards, built in cupboard with fuse box, wall mounted Hive, radiator, Oak staircase with arched double glazed window with wooden shutters leading to the first floor landing.

### CLOAKROOM

5'9 x 2'11 (1.75m x 0.89m)

Close coupled wc, radiator, vanity wash hand basin with wall mounted tap with drawer under, radiator, part tiled walls, double glazed window, oak wood floor and skirting.

### LIVING ROOM

15'11 x 12'11 (4.85m x 3.94m)

Dual aspect room with double glazed window to side with oak window sill with fitted wooden shutters, French windows with windows to side with top openings fitted with wooden shutters. Built in media centre with oak shelving, radiator, oak skirting boards, television aerial socket, telephone socket.

### KITCHEN/BREAKFAST ROOM

16'6 x 9'11 (5.03m x 3.02m)

Recently installed kitchen with wall and base units incorporating cupboard and drawers and display cabinets, cupboard housing gas Gloworm boiler, five ring induction hob with modern extractor over and pan drawers under the hob, built in eye level Neff double oven with Neff combination microwave/oven, spaces for fridge freezer and tumble dryer, built in Neff dishwasher and washing machine, composite, oversized sink unit and drainer with copper effect pull out rinser with water filtration unit below. Wood effect tiled floor with under floor heating and wall mounted control, built in niche for tv, inset ceiling led lights, wall mounted carbon monoxide alarm, French doors leading to the rear patio with fitted wooden shutters.

### FIRST FLOOR LANDING

Radiator, hatch to loft space, feature arch double glazed window to side with fitted wooden blinds.

### BEDROOM ONE

12'11 x 11'8 (3.94m x 3.56m)

Wood effect laminate flooring, radiator, double glazed window to side with fitted wooden shutters, door to

### EN-SUITE SHOWER ROOM/WC

7'4 x 3'11 (2.24m x 1.19m)

Fully tiled, walk in shower cubicle with rain shower over and hand held shower attachment, niche for shampoos etc, close coupled wc, vanity wash hand basin with chrome mixer tap with drawer under, part tiled, chrome heated towel radiator, obscure double glazed window to rear, extractor fan inset ceiling lights.

### BEDROOM TWO

15'3 x 8'10 (4.65m x 2.69m)

Triangular shaped room with double glazed window to front with fitted wooden shutters, radiator.

### BEDROOM THREE

10'7 x 6'9 (3.23m x 2.06m)

Radiator, double glazed window overlooking the rear garden with fitted wooden shutters.

### FAMILY BATHROOM

6'11 x 5'6 (2.11m x 1.68m)

Vanity wash hand basin with chrome tap with two drawers below, close couple wc, panel bath with chrome mixer tap with rain shower over and hand held shower attachment, fully tiled bathing area, inset ceiling lights, obscure double glazed window to rear, extractor fan,

### OUTSIDE TO FRONT

Pathway to the front door, with pathway leading to rear access to the side.

### GARAGE

Attached garage with up and over door with driveway parking

### REAR GARDEN

Patio leading to rear garden which is part enclosed by close boarded panel fencing, outside tap and light.

### 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 BAND

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

### VIEWING INFORMATION

To view a property please contact TAYLOR ENGLELY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.

### 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)

### N.B

We have been advised that the yearly estate charges are £187.66 per annum



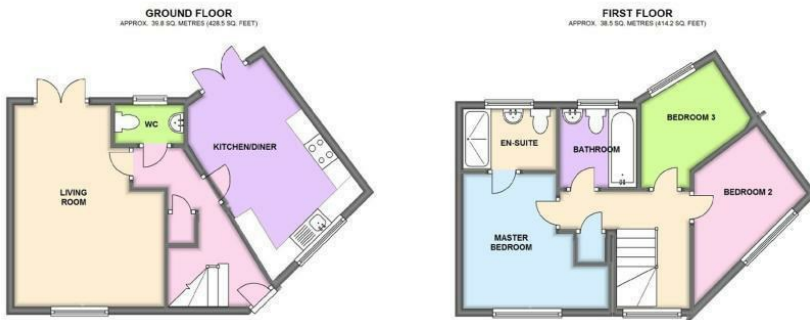
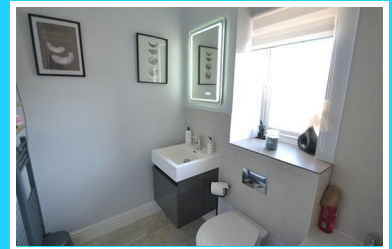
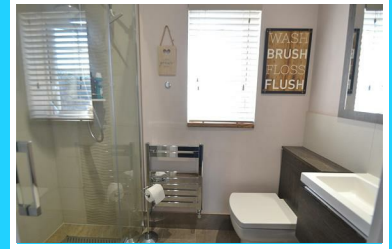












TOTAL AREA: APPROX. 78.3 SQ. METRES (842.7 SQ. FEET)  
5 LUSCOMBE AVENUE, HAILSHAM

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>76</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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

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