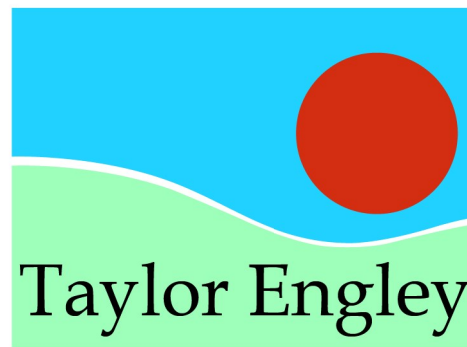


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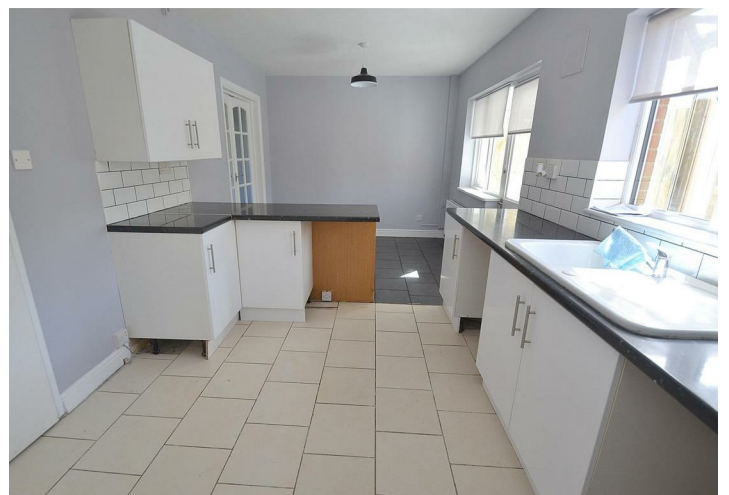
**119 Observatory View, Hailsham, East Sussex, BN27 2HQ**  
**Offers In The Region Of £245,000 Freehold**

**\*\* CHAIN FREE \*\* Three bedroom semi-detached house overlooking the green and distant views. Good size downstairs accommodation which comprises of sitting room with double doors into open plan kitchen dining room and conservatory. To the upstairs offers three bedrooms, bathroom and separate wc. Other benefits include gas fired central heating, double glazed doors and windows and parking close by. EPC = D**



**\* CHAIN FREE \* THREE BEDROOM SEMI DETACHED HOUSE \* SITTING ROOM \* OPEN PLAN KITCHEN/DINING AREA \* CONSERVATORY \* DOUBLE GLAZING \* NEW CARPETS \* GAS CENTRAL HEATING \* REAR GARDEN \* VIEWS TO THE FRONT \***

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.



Obscure part glazed UPVC door to:

### **ENTRANCE PORCH**

6'2" x 2'3" (1.9 x 0.7)

Coir fitted wipe mat, glazed window to front, coat hooks, cupboard housing the fuse board, part glazed door leading to:

### **HALLWAY**

Radiator, wall mounted thermostat control, under stairs storage area and understairs cupboard.

### **SITTING ROOM**

13'7" x 11'8" (4.15 x 3.57)

Double glazed window overlooking the front, radiator, wood effect laminate flooring, fire place with wood surround, double Georgian style doors to:

### **KITCHEN**

19'4" x 9'2" (5.9 x 2.8)

Tiled floor, radiator, glazed window and part glazed door leading to conservatory. Kitchen has wall and base units incorporating cupboards and drawers, space for cooker, washing machine, dish washer and fridge freezer, one and a half bowl ceramic sink with chrome mixer tap, part tiled, double glazed window over looking the rear garden, built in large storage cupboard with shelving.

### **CONSERVATORY**

7'2" x 6'10" (2.2 x 2.1)

Radiator, glazed UPVC windows surround with glazed door leading to rear garden, polycarbonate roof.

### **FIRST FLOOR LANDING**

Hatch to loft space housing combination gas boiler. Cupboard with fitted shelving, power points.

### **SEPARATE WC**

Fully tiled walls, low level WC, radiator, obscure double glazed window to rear.

### **BATHROOM**

Fully tiled walls, pedestal wash hand basin, panelled bath with shower screen, radiator, obscure double glazed window to rear.

### **BEDROOM ONE**

10'11" x 9'6" (3.35 x 2.9)

Radiator, double glazed window overlooking the rear garden, fitted wardrobes.

### **BEDROOM TWO**

9'6" x 13'5" (2.91 x 4.1 )

Laminate flooring, radiator, double glazed window overlooking the front and distant views.

### **BEDROOM THREE**

9'6" x 6'2" (2.9 x 1.9)

Radiator, UPVC double gazed windows overlooking the front and distant views, built in storage cupboard over the stairs.

### **OUTSIDE TO REAR**

Patio area with steps leading to area of lawn retained by sleepers, flowerbeds, brick built outside storage shed, side gate leading to front, garden shed.

### **OUTSIDE TO FRONT**

Pathway to front door, low maintenance bark chippings, side gate to rear access

### **NB**

PLEASE NOTE THAT THE SOLAR PANELS ON THIS PROPERTY ARE LEASED AND NOT OWNED. THEY DO PROVIDE A NEGLIGABLE ELECTRICITY BILL BUT THE CURRENT OWNER DOES NOT OWN THE SOLAR PANELS. THERE IS A FURTHER .....YEARS LEFT ON THE CONTRACT WHICH THE COMPANY WILL MAINTAIN THE SOLAR PANELS IN THE MEANTIME, YOU CAN EITHER AFTER THAT TERM ASK FOR THEM TO BE REMOVED OR OPTION TO BUY. MORE INFORMATION TO FOLLOW.

### **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 ( B ) £1,989.78

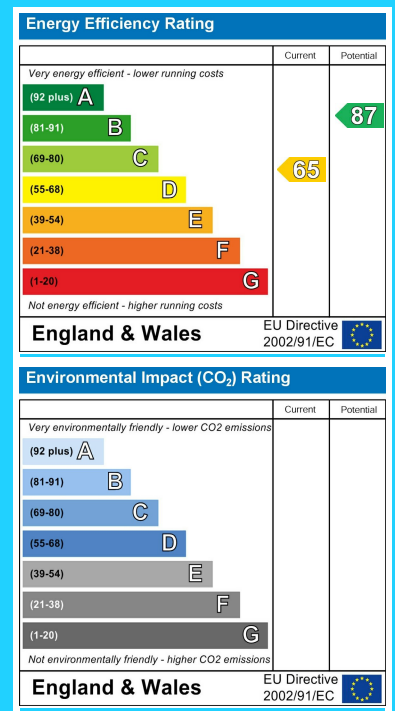
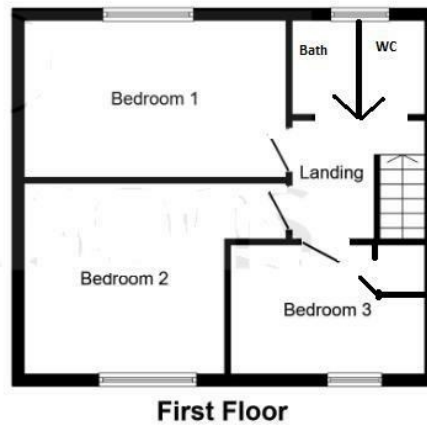
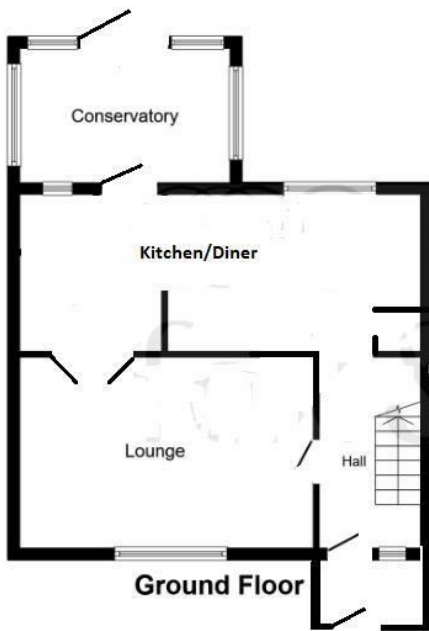
### **MEASUREMENT DISCLAIMER**

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.









**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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