

Valuers, Land & Estate Agents

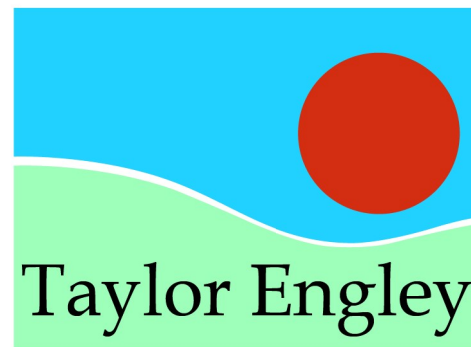
11 High Street, Hailsham
East Sussex BN27 1AL

Tel: (01323) 440000

Fax: (01323) 440750

hailsham@taylor-engley.co.uk

www.taylor-engley.co.uk



16 Melrose Close, Hailsham, East Sussex, BN27 3XP

Price £269,950 Freehold

EXCELLENT CONDITION THROUGHOUT - TWO DOUBLE BEDROOM SEMI DETACHED REDROW HOUSE WITH OFF ROAD PARKING - POPULAR GLENEAGLES DEVELOPMENT - NO ESTATE CHARGES - Situated within a cul-de-sac this fabulous home is filled with natural light throughout and features include UPVC windows and doors, gas central heating, UPVC soffits, fascias and guttering. Benefits include a kitchen/dining room, conservatory and sitting room and to the upstairs comprises of two double bedrooms both with built in wardrobes and recently installed shower room/wc. To the rear there is a South facing low maintenance garden incorporating a large garden shed that has power and light, cold frame and off road parking for two vehicles. Viewing is highly recommended. EPC C



*** TWO DOUBLE BEDROOMS * SEMI-DETACHED HOUSE * OFF ROAD PARKING * DOUBLE GLAZED WINDOWS AND DOORS THROUGHOUT * CONSERVATORY * SITTING ROOM * KITCHEN/DINING ROOM * MODERN SHOWER ROOM/WC * SOUTH FACING REAR GARDEN ***

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

Composite Entrance door with decorative glass inset panel leading into

ENTRANCE HALL

Recently installed carpets, single radiator, stairs to first floor landing door to:

SITTING ROOM

13'11" x 9'11" (4.24 x 3.02)

Single radiator, television point, double glazed windows to the front, door opening to

KITCHEN/DINER

13'2" x 8'8" (4.01 x 2.64)

Range of white finish eye and base level units with complimenting work surfaces, contrasting one and a half bowl sink and single drainer, part tiled walls, four burner gas hob with electric oven below and illuminated extractor unit over, wall mounted central heating boiler, space for fridge-freezer and washing machine, single radiator, telephone point, door to large under stair cupboard with shelving.

CONSERVATORY

10' x 6'3" (3.05m x 1.91m)

Double glazed windows surround with top openings, polycarbonate roof, fitted blinds, French doors leading to the rear garden

FIRST FLOOR LANDING

Loft hatch, central heating thermostat.

BEDROOM ONE

13'3" x 9'4" (4.04 x 2.84)

Single radiator, telephone point, built-in mirror fronted fitted wardrobe, double glazed windows overlooking the rear garden.

SHOWER ROOM/ WC

Obscure double glazed window to side, pedestal wash hand basin, low level flush wc, fully enclosed, tiled shower cubicle with Mira power shower, decorative dado rail, single radiator, ceiling mounted extractor unit.

BEDROOM TWO

11'5" x 7'8" (3.48 x 2.34)

Two UPVC double glazed windows overlooking the front, single radiator, mirror fronted fitted wardrobe, door to over stairs airing cupboard and shelving.

OUTSIDE

Driveway parking for two vehicles situated to the side of the property. Whilst the rear garden is of a low maintenance pattern, block paved with flower borders, garden shed with power and light and cold frame.

The front garden is mainly laid to lawn with pedestrian access from the road.

DIRECTIONAL NOTE

From our offices in Hailsham High Street follow the one way system round into North Street, staying in the left hand lane proceed over the bridge into South Road. Continue over the mini roundabout take the first right into Diplocks Way and follow this road to the end, at the next roundabout turn right into Gleneagles Drive. Take the fifth turning on the right into Melrose Close where the property can be found a few hundred yards along on the right hand side.

COUNCIL TAX BAND

Tax Band 'C'

WEBSITE ADDRESS

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MEASUREMENT NOTE

NB. 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. 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

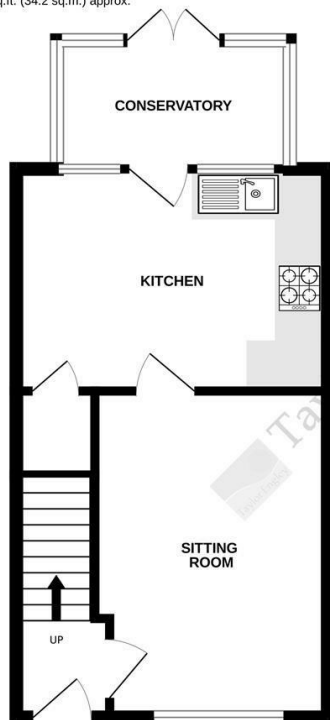
For broadband and mobile phone information, please see the following website: www.checker.ofcom.org.uk



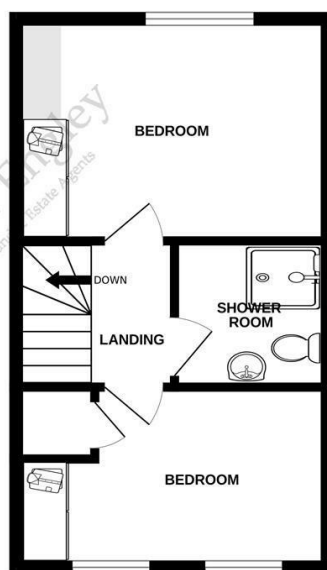




GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.

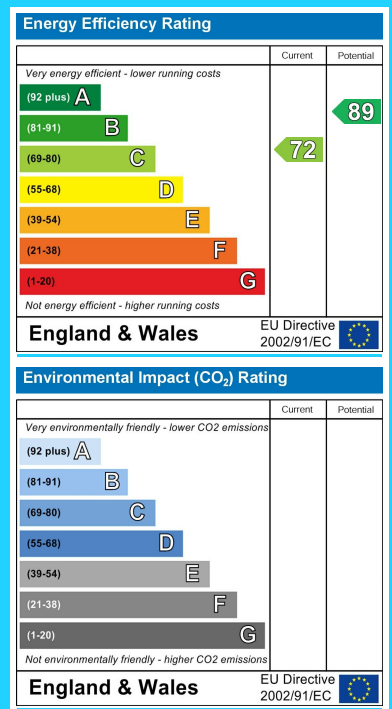


1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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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