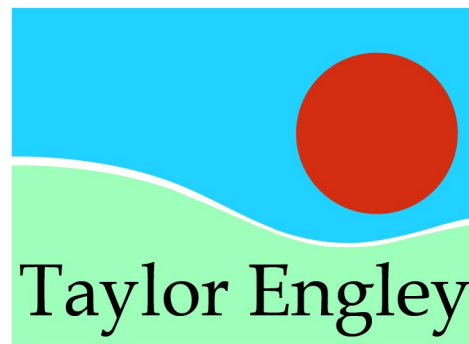


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**20 Windsor Road, Hailsham, East Sussex, BN27 3HL**  
**£245,000 Freehold**

Taylor Engley are pleased to bring to the market this spacious two bedroom semi detached house, situated in the favoured Windsor Road. Although the property requires modernisation it offers good size rooms with a fair size garden to rear. Electric heaters/Gas fires, some double glazing. EPC = F



**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 part glazed front door to:

## **ENTRANCE PORCH**

Door to:

## **HALLWAY**

Window to side, telephone point, electric wall heater.

## **SITTING ROOM**

15' x 11'05" max (4.57m x 3.48m max)

Double glazed bay window to front, television point, gas fire, electric panel heater, tiled fireplace surround.

## **DINING ROOM**

14'09" x 11'01" (4.50m x 3.38m)

Brick fireplace with gas fire, under stairs storage cupboard, built-in cupboard, electric panel heater, window to rear, doorway to:

## **KITCHEN**

10'09" x 7'07" (3.28m x 2.31m)

Fitted with a range of wood effect built-in cupboards and drawers, Neff built-in oven and grill, built-in gas hob with extractor hood over, worksurfaces, Beko washing machine, sink unit, tiled floor, windows to side and rear, door to:

## **LEAN TO:**

10'03" x 6'06" (3.12m x 1.98m)

Tiled floor, sliding doors to garden.

From the hallway, stairs rise to first floor landing with electric panel heater.

## **BEDROOM ONE**

14'10" x 11'07" (4.52m x 3.53m)

Windows with outlook to front, feature fireplace surround, built-in cupboard.

## **BEDROOM TWO**

10'11" x 7'04" (3.33m x 2.24m)

Window with outlook to rear, built-in cupboards.

## **STORE ROOM/STUDY**

6'03" x 4'02" (1.91m x 1.27m)

## **BATHROOM**

White suite comprising bath, low level WC, washbasin, large shower cubicle, window to rear, part tiled walls, airing cupboard housing hot water cylinder and slatted shelving, hatch to loft space.

## **REAR GARDEN**

Patio areas, greenhouse, outside WC, gate to front access, sheds, outside tap.

## **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 ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm.







GROUND FLOOR  
526 sq.ft. (48.3 sq.m.) approx.

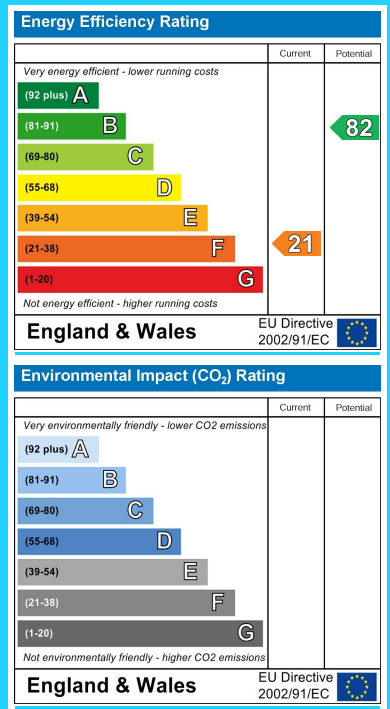


1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.2 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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**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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