

Valuers, Land & Estate Agents

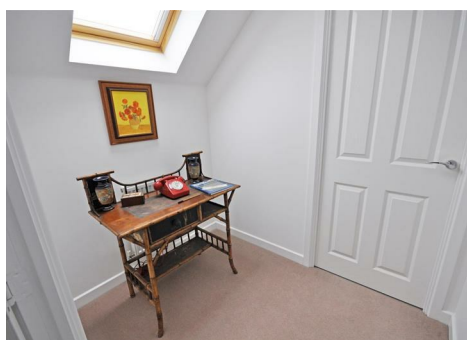
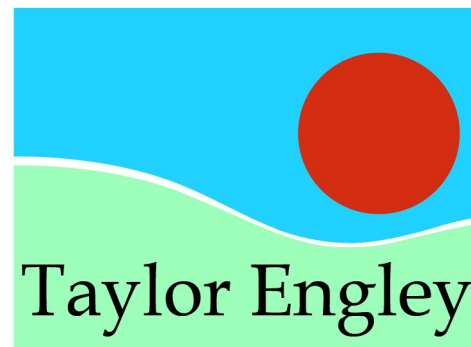
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30 Stanier Street, Hailsham, East Sussex, BN27 3GG

Price £510,000 Freehold

IMPRESSIVE spacious SIX bedroom detached house constructed by Taylor Wimpey, offering excellent versatile living accommodation. The property, which is considered to be an ideal family home, offers a modern and contemporary feel, with a good degree of natural lighting. To the front there are views over parkland and to the wooded area beyond. Features include an impressive 28'11" kitchen diner with two sets of French doors opening out into the rear garden, six double bedrooms, two en-suite shower rooms, family bathroom and recently upgraded kitchen and bathrooms and a garage to the rear. Internal viewing is highly recommended to appreciate this beautiful family home. EPC = B



*** ENTRANCE HALL * CLOAKROOM/WC * RECEPTION TWO * LIVING ROOM * 28'11" KITCHEN
DINER * SIX DOUBLE BEDROOMS, TWO WITH EN-SUITE SHOWER ROOMS * FAMILY BATHROOM
* GARAGE * GARDENS *EPC**

DIRECTIONS

From our office in Hailsham High Street continue down bearing right into George Street. At the traffic lights turn right into North Street, continue to the top and bear left through the two sets of traffic lights into London Road. At the mini roundabout turn left into Hempstead Lane. Continue straight over the next roundabout and take the next right hand turn into Hedley Way where Stanier Street can be located on the left hand side. Continue up Stanier Street where you will find number 20 on the right hand side, take the right hand fork in front of this house and bear round the left hand side. Continue to the end where number 30 will be found.



ACCOMMODATION COMPRISES:

Part glazed front door to

ENTRANCE HALL

Gloss tiled floor, inset spotlights, radiator.

CLOAKROOM/WC

White suite comprising low level wc, pedestal wash basin, part tiled walls, extractor fan, radiator, gloss floor tiles.

SNUG

10'5" x 9'11" (3.18m x 3.02m)

Radiator, two double glazed windows with outlook to front, television point, telephone point.

LIVING ROOM

16'7" x 11'10" (5.05m x 3.61m)

Double aspect with windows enjoying views to front and side. Two radiators, television point, double doors opening into the dining area.

KITCHEN DINER

28'11" x 11'8" narrowing to 8'11" (8.81m x 3.56m narrowing to 2.72m)

KITCHEN AREA

Fitted with a range of modern contemporary base and wall units, integral appliances include dishwasher, washing machine, fridge and freezer, built-in Neff eye level double oven, built-in Neff five ring gas hob with modern extractor over. Wood effect work surfaces, sink unit with mixer tap, inset spotlights, understairs storage cupboard, double glazed windows and French doors opening onto rear garden, radiator and recently installed vinyl wood effect flooring also running through to the dining area.

DINING AREA

Radiator, double glazed French doors opening into rear garden.

From the entrance hall stairs rise to the first floor landing.

FIRST FLOOR LANDING

Inset spotlights, airing cupboard housing hot water cylinder and slatted shelving, radiator, double glazed window to front.

BEDROOM ONE

13'5" x 12' max (4.09m x 3.66m max)

Double aspect room enjoying outlook to front and side, radiator, triple built-in wardrobe cupboard offering hanging and shelf space.

EN-SUITE SHOWER ROOM

White suite comprising low level wc, pedestal wash basin, large shower cubicle, heated towel rail, tiled floor, inset spotlights, extractor fan.

BEDROOM TWO

10'4" x 10' (3.15m x 3.05m)

Fitted with full width built-in wardrobe cupboards offering hanging and shelf space, radiator, double glazed window enjoying outlook to front.

BEDROOM THREE

12'11" x 8'7" plus door recess (3.94m x 2.62m plus door recess)

Radiator, double glazed enjoying outlook to rear, wood laminate flooring.

BEDROOM FOUR

12'12" x 12' narrowing to 7'1" (3.66m x 3.66m narrowing to 2.16m)

Radiator, double glazed window enjoying outlook to rear.

FAMILY BATHROOM

White suite comprising low level wc, pedestal wash basin, panelled bath with mixer tap and hand held shower attachment. Tiled floor, part tiled walls, inset spotlights, heated towel rail, double glazed window to rear, shaver point.

From the first floor landing stairs rise to second floor landing.

SECOND FLOOR LANDING

Radiator, velux window to rear, inset spotlights.

BEDROOM FIVE

15'3" narrowing to 8'2" x 12'8" plus window recess (4.65m narrowing to 2.49m x 3.86m plus window recess)

Two radiators, double glazed window enjoying outlook to front.

EN-SUITE SHOWER ROOM

White suite comprising low level wc, pedestal wash basin, large shower cubicle. Tiled flooring, part tiled walls, inset spotlights, heated towel rail, velux window to rear, extractor fan.

BEDROOM SIX

15'3" x 12' plus window recess (4.65m x 3.66m plus window recess)

Two radiators, double glazed window to front, velux window to rear.

OUTSIDE

FRONT

Flower borders and shrubs area of lawn to side.

REAR/SIDE GARDEN

REAR

The rear garden is mainly laid to lawn, spacious patio area, area to side with slate chippings and seating area, gate to side access. several boarders with flowers and shrubs with the addition of Apple and Pear trees. Brick and fenced surround. Outside tap, gate to rear access.

GARAGE

Single garage with up and over door, power and light, additional sockets and lights have been added, vaulted ceiling, personal door to rear garden, off road parking to the front of the garage.

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. On Sunday please contact our Eastbourne office open 10am - 4pm.

COUNCIL TAX BAND

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

PLEASE NOTE

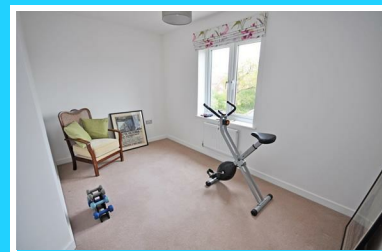
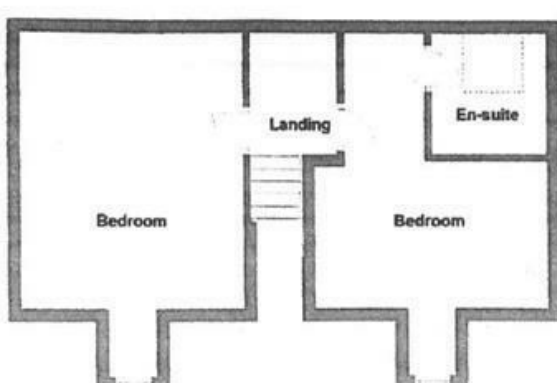
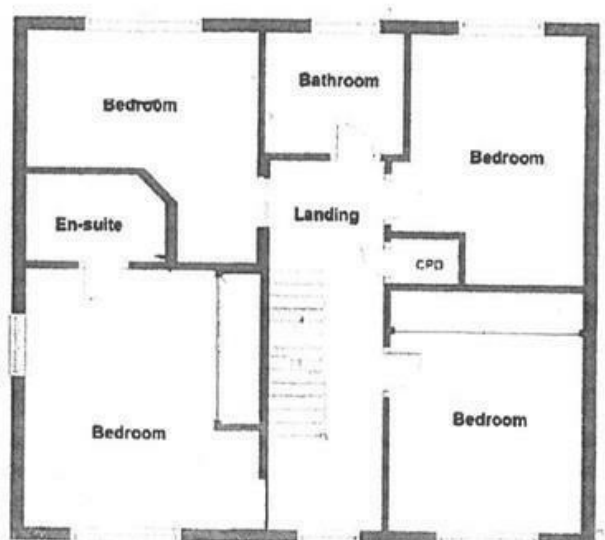
For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.

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.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	82	89
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