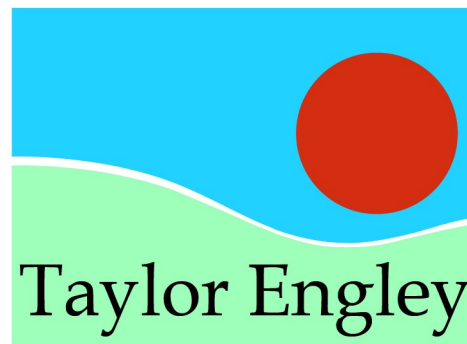


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7 Goodwin Close, Hailsham, East Sussex, BN27 3DE
Offers In Excess Of £289,950 Freehold

Situated in a highly sought after cul-de-sac location off Anglesey Avenue in North Hailsham, is this popular three bedroom semi detached house, offering double glazing, gas fired central heating, garage and ample off road parking. Goodwin Close is conveniently located for schools, bus transport links, walking distance to Hailsham Town Centre, Cuckoo Trail and Hailsham Country Park. EPC = D



*** ENTRANCE HALL * CLOAKROOM/WC * LIVING ROOM * KITCHEN * THREE BEDROOMS *
BATHROOM * GARDENS TO FRONT AND REAR * GARAGE * OFF ROAD PARKING ***

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.



FRONT DOOR TO:

ENTRANCE HALL

Radiator, double glazed window to side.

CLOAKROOM/WC

White suite comprising low level WC, washbasin, double glazed window to front.

LIVING ROOM

24'10" x 10'4" narrowing to 8'8" (7.57m x 3.15m narrowing to 2.64m)
Parquet flooring, double glazed French doors to the rear garden, double glazed window with outlook to front, two radiators, telephone point, television point.

KITCHEN

12' x 8'3" (3.66m x 2.51m)
Fitted with a range of wood effect cupboards and drawers, space and plumbing for washing machine, built-in 5 ring gas hob with extractor hood over, one and a half bowl sink unit, built-in oven, shelved larder cupboard, space for fridge and freezer, wall mounted Potterton boiler, understairs storage cupboard, double glazed window and door to rear garden.

From the entrance hall, stairs rise to first floor landing with airing cupboard, double glazed window to side, hatch to loft space with fitted ladder, light and being part boarded.

BEDROOM ONE

12'6" x 9'7" (3.81m x 2.92m)
Range of fitted built-in bedroom furniture to include three double wardrobe cupboards with hanging and shelf space and chest of drawers. Radiator, double glazed window with outlook to front.

BEDROOM TWO

12'1" x 10'1" (3.68m x 3.07m)
Double glazed window with outlook to rear, radiator.

BEDROOM THREE

9'6" x 7'5" (2.90m x 2.26m)
Double glazed window with outlook to front, radiator.

FAMILY BATHROOM

White suite comprising low level WC, vanity washbasin with cupboards below, bath with shower over, double glazed window to rear, heated towel rail.

GARAGE

Up and over door to front.

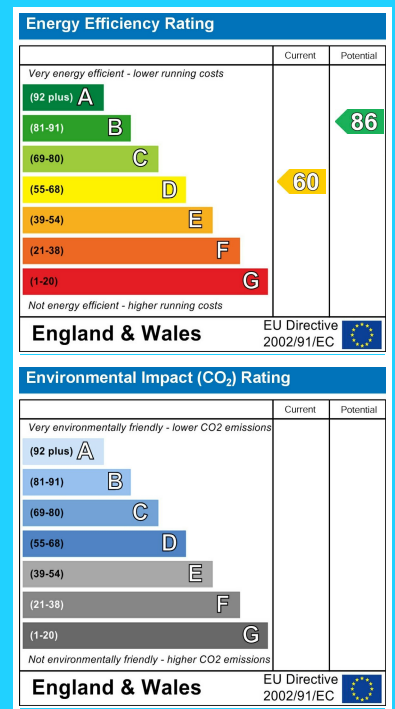
GARDENS

Mainly laid to lawn, the rear also offering patio areas and being fenced surround with a gate to side and an outside tap.

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 10.00 a.m - 4.00 p.m Sundays

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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