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Taylor Engley



Tree Tops Ersham Road, Hailsham, East Sussex, BN27 3PL

Price £475,000 Freehold

IMPRESSIVE THREE BEDROOM DETACHED BUNGALOW WITH EN-SUITE TO THE MASTER BEDROOM, DOUBLE GARAGE AND DRIVEWAY PARKING - Situated on non-estate within the rural edge of Hailsham with a secluded position and gardens to three sides. Features en-suite shower room, two reception rooms, wide hallway, kitchen, shower room/wc. The double aspect living room with open fireplace measures an impressive 19 ft x 15 ft. A well presented interior plus scope to convert the loft space subject to planning and consents. EPC = D



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

Leaded light glazed door leading into

ENTRANCE PORCH

5'6 x 3'9 (1.68m x 1.14m)

Fitted wipe mat, light, Leaded light glazed doors leading into

HALLWAY

Radiator, built in storage cupboard with hanging rail and shelving, further cupboard housing hot water tank and shelving to the rear of the hallway has radiator, leaded light double glazed door leading to the rear garden. Internal leaded light door leading to the garage.

DOUBLE GARAGE

16'6 x 15'4 (5.03m x 4.67m)

Electric up and over door, stainless steel sink unit with chrome mixer tap, wall mounted Worcester gas boiler, wall mounted fuse box and meters, hatch to loft space, part glazed leaded light door leading to the side.

SITTING ROOM

19' x 15'3 (5.79m x 4.65m)

Leaded light glazed double doors leading from the hallway.

Leaded light double glazed bay window overlooking the front, two further leaded light double glazed window to side, step up to leaded light glazed double doors to the dining room. Radiator, picture rail shelving, fireplace with wood mantle surround and marble insert and hearth with gas fire. Step up into

DINING ROOM

11'5 x 9' (3.48m x 2.74m)

Two leaded light double glazed windows to side, radiator, hatch window to kitchen, glazed double doors leading to,

CONSERVATORY

7'10 x 9'8 (2.39m x 2.95m)

Tiled floor, two wall lights, polycarbonate roof, double glazed windows surround and double glazed door leading to the rear garden.

KITCHEN

11'5 x 8'11 (3.48m x 2.72m)

Fitted with full range wall and base units comprises of cupboards and drawers, under counter built in fridge, ample work top space, double AEG eye level oven, four ring electric hob with extractor over, double stainless steel sink drainer unit and chrome mixer tap, part tiled walls, tiled floor, ceiling strip light, leaded light double glazed window to the rear garden

BEDROOM TWO

11'9 x 12' (3.58m x 3.66m)

Radiator, leaded light double glazed window to side, dimmer switch.

BEDROOM ONE

13'11 x 11'9 (4.24m x 3.58m)

Radiator, leaded light double glazed window to the rear. Door to

EN-SUITE BATHROOM

8'3 x 4'6 (2.51m x 1.37m)

Pedestal wash hand basin, walk in bath with telephone style chrome mixer tap, wc, radiator with towel holder, wood effect laminate flooring, obscure leaded light double glazed window to side, inset ceiling spot lights, fully tiled walls.

BEDROOM THREE

8'9 x 10'4 (2.67m x 3.15m)

Radiator, leaded light double glazed window overlooking the rear.

SHOWER ROOM/WC

7'2 x 5'2 (2.18m x 1.57m)

Vanity wash hand basin with chrome mixer tap and cupboard under, close couple wc, walk in shower enclosure with rain shower over and hand held shower attachment and glass screen, inset ceiling spot light, sully tiled walls and floor, obscure window to the side.

OUTSIDE - FRONT

Off road parking with gated access to both sides of the property to the rear, shielded by hedgerows.

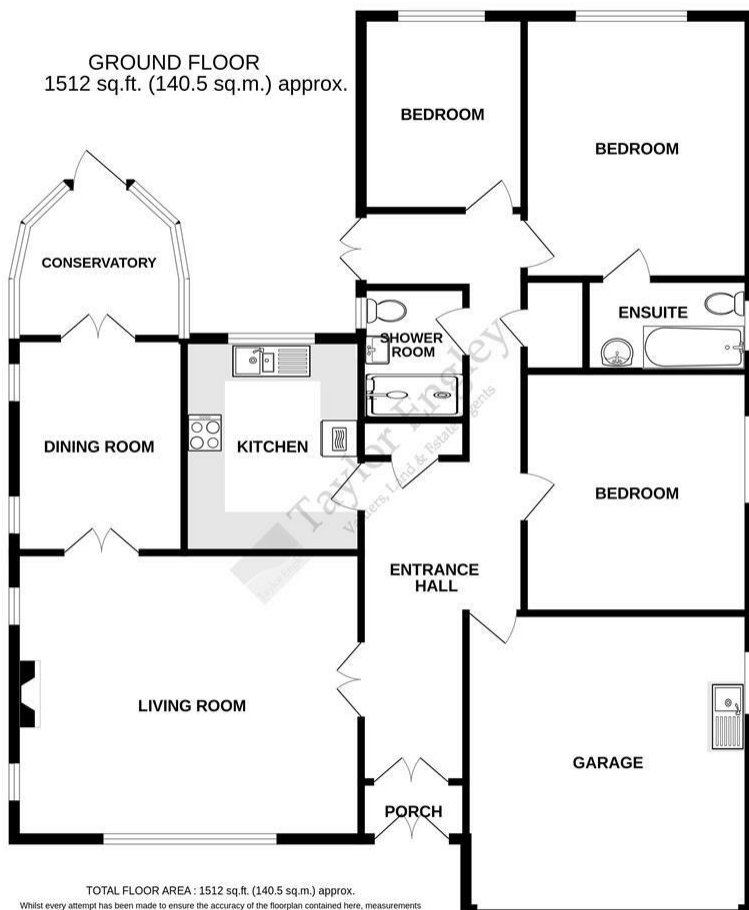
REAR GARDEN

Mature private rear garden which wraps around to the sides, patio, raised borders, outside lights and summer house, garden shed, outside tap.









TOTAL FLOOR AREA : 1512 sq.ft. (140.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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