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Taylor Engley



15 Fairisle Close, Hailsham, BN27 3HD

Price £280,000 Freehold

Taylor Engley are pleased to bring to the market this **CHAIN FREE**, two bedroom semi detached bungalow, situated in a highly sought after cul-de-sac location in North Hailsham. The property benefits from a large driveway, garage, conservatory, gas fired central heating and sealed unit double glazing. EPC = D



*** ENTRANCE HALL * LOUNGE * KITCHEN * TWO BEDROOMS * CONSERVATORY * GARAGE *
SPACIOUS DRIVEWAY * GARDENS ***



FRONT DOOR TO:

ENTRANCE HALL

Radiator, airing cupboard housing hot water cylinder, hatch to loft space.

SITTING ROOM

18'6 x 10'10 max (5.64m x 3.30m max)
Double glazed window with outlook to front, feature fireplace, radiator.

KITCHEN

10'5 x 9'8 (3.18m x 2.95m)
Fitted with a range of white cupboards and drawers, wall mounted gas boiler, radiator, worksurfaces, single drainer sink unit, space for oven washing machine and fridge freezer, door to garden, sliding window to conservatory.

BEDROOM ONE

14'8 x 10'2 max (4.47m x 3.10m max)
Patio doors to:

CONSERVATORY

15'5 x 9'1 narrowing to 6' (4.70m x 2.77m narrowing to 1.83m)
Night storage heater, French doors to garden.

BEDROOM TWO

9'9 x 8'5 (2.97m x 2.57m)
Radiator, double glazed window with outlook to front.

BATHROOM

White suite comprising low level WC, washbasin, bath with Triton shower over, double glazed window to side, radiator.

OUTSIDE

Spacious patio area to side with timber summerhouse, lawned area with mature shrubs, gate to side, outside tap.

GARAGE & PARKING

Large driveway leading to the garage with up and over door to front.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

Council Tax Band C.

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 ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 58 | 75 |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| 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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