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Taylor Engley



8 Bluebell Rise, Hellingly, East Sussex, BN27 4FL

Price £485,000 Freehold

Taylor Engley are pleased to bring to the market this **EXCEPTIONALLY SPACIOUS FOUR/FIVE BEDROOM DETACHED HOUSE**, located in this sought after Orbit Homes development in Hellingly. The property offers versatile living accommodation, featuring dual zone gas fired central heating, double glazing, private driveway, garage with electric roller door, built-in water softener and Karndean flooring to the ground floor. As well as exceptional room sizes, the property is very light and airy and is positioned at the end of a no through road, overlooking green space. Viewings are strongly recommended to fully appreciate this beautiful home. EPC = B



*** ENTRANCE HALL * KITCHEN/BREAKFAST ROOM * UTILITY ROOM * CLOAKROOM/WC * SITTING ROOM * DINING ROOM/BEDROOM FIVE * MASTER BEDROOM WITH EN-SUITE SHOWER ROOM * THREE FURTHER BEDROOMS * FAMILY BATHROOM * DRIVEWAY * GARAGE * GARDEN ***

Hellingly is situated just north of the market town of Hailsham, which enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hellingly is only a short drive from the mainline railway station at Polegate and has 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 20 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as 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, Karndean flooring, understairs storage cupboard.

KITCHEN/BREAKFAST ROOM

16'6" x 11'7" (5.03m x 3.53m)

Fitted with a modern range of grey fronted cupboards and drawers, integral appliances to include fridge freezer and dishwasher, built-in double oven and five ring gas hob with extractor hood over, double glazed window with outlook to front, radiator, Karndean flooring, worksurfaces, sink unit, French doors opening on to the patio area.

DINING ROOM/BEDROOM FIVE

14'7" into bay x 10'5" (4.45m into bay x 3.18m)

Double aspect room with double glazed windows enjoying outlook to front and side, Karndean flooring, radiator.

UTILITY ROOM

7'6" x 6'10" (2.29m x 2.08m)

Fitted modern grey fronted cupboards, space and plumbing for washing machine and tumble dryer, worksurfaces, sink unit, radiator, Karndean flooring.

CLOAKROOM/WC

6'8" x 3'4" (2.03m x 1.02m)

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

SITTING ROOM

19'5" max into bay x 13'6" (5.92m max into bay x 4.11m)

Triple aspect room with double glazed bay window to side, double glazed window to rear and French doors opening into the garden, two radiators, electric feature fire.

From the entrance hall, stairs rise to the first floor landing with double glazed window to side, radiator, hatch to loft space, airing cupboard.

BEDROOM ONE

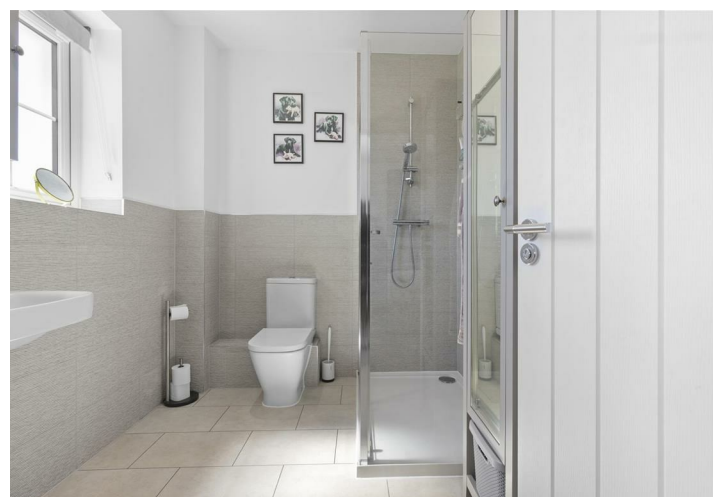
16'6" x 9'9" (5.03m x 2.97m)

Double aspect room with double glazed windows to front and rear, two radiators, built-in wardrobe cupboards.

EN-SUITE SHOWER ROOM

8'6" x 6'8" (2.59m x 2.03m)

Suite comprising washbasin, low level WC, large shower cubicle. Double glazed window to front, heated towel rail.



BEDROOM TWO

13'6" x 10'7" (4.11m x 3.23m)

Double glazed window with outlook to side, radiator.

BEDROOM THREE

12'9" x 10'7" (3.89m x 3.23m)

Double aspect room with double glazed windows to front and side, radiator.

BEDROOM FOUR

10'7" x 7'7" (3.23m x 2.31m)

Double glazed window with outlook to side, radiator.

FAMILY BATHROOM

8'5" x 6'3" (2.57m x 1.91m)

Suite comprising bath, shower cubicle, WC, washbasin, double glazed window to rear, heated towel rail.

GARAGE & PARKING

Driveway leading to the garage, with electric roller door, power and light and boarded loft space.

GARDEN

Landscaped rear garden enjoying patio area, lawn, well stocked raised flowerbeds, shed, outside tap, part walled and part fenced surround, gate to driveway.

ESTATE CHARGE

We have been advised that the current annual estate charge is £626.28.

(All details concerning the outgoings are subject to verification).

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 E.

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:

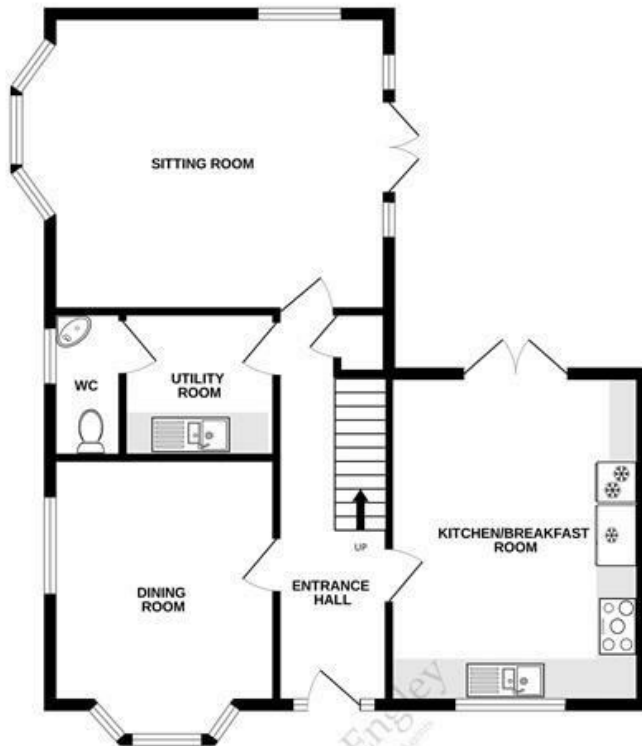
All appointments are to be made through TAYLOR ENGLELY.



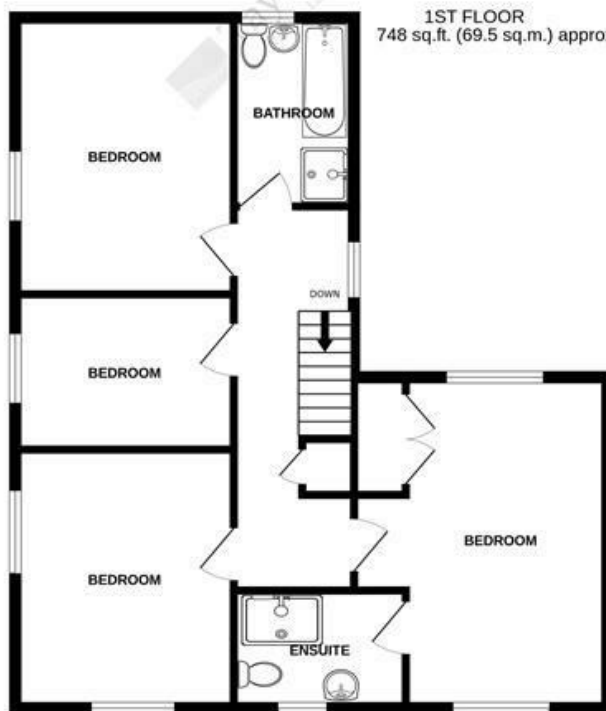




GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

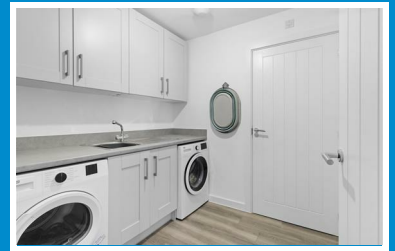


1ST FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA : 1518 sq.ft. (141.0 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		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(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

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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