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Taylor Engley









6 Sandbanks Grove, Hailsham, East Sussex, BN27 3LS
Price £289,950 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this well presented TWO BEDROOM SEMI DETACHED BUNGALOW, situated in a sought after cul-de-sac location. The property is set within well maintained gardens to front and rear and benefits from a spacious driveway to side, garage, master bedroom with built in wardrobes and an extended dining room overlooking the garden. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUIBLE GLAZING. EPC = C**



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 approximately a 25 minute drive. Hailsham a traditional market town, enjoys livestock sales as well as a stall markets and boot fairs together with 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.





ENTRANCE HALL
Radiator, built-in storage cupboard.

SITTING ROOM
12'11" x 9'9" (3.94m x 2.97m)
Radiator, double glazed window overlooking the rear garden.

KITCHEN
11'4" x 8'6" (3.45m x 2.59m)
Fitted with a range of built-in cupboards and drawers, integral fridge freezer, built-in Smeg electric oven and gas hob with extractor hood over, space and plumbing for washing machine, one and a half bowl sink unit, radiator, built-in Smeg microwave, double glazed window to side. Opening into:

DINING ROOM
9'10" x 7'4" (3.00m x 2.24m)
Double glazed windows overlooking the garden with fitted blinds, two radiators, door to garden.

BEDROOM ONE
12'8" into bay x 9'4" (3.86m into bay x 2.84m)
Double glazed bay window with outlook to front, radiator, range of built-in wardrobe cupboards with fitted drawers, shelving and hanging space.

BEDROOM TWO
10'5" x 7'6" (3.18m x 2.29m)
Double aspect room with double glazed windows to front and side, two radiators, hatch to loft space with fitted ladder and light. The loft is boarded and the boiler is located in the loft space.

BATHROOM
7'10" x 7'5" (2.39m x 2.26m)
White suite comprising WC, washbasin with cupboards below, corner bath with Mira shower over, heated towel rail, double glazed window to side, built-in cupboards.

DRIVEWAY & GARAGE
Spacious driveway leading to the garage, with up and over door to front, double glazed window to side and door to garden.

GARDEN
Lawn and patio areas, gate to driveway, well stocked flowerbeds, brick wall to rear and fenced to sides.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

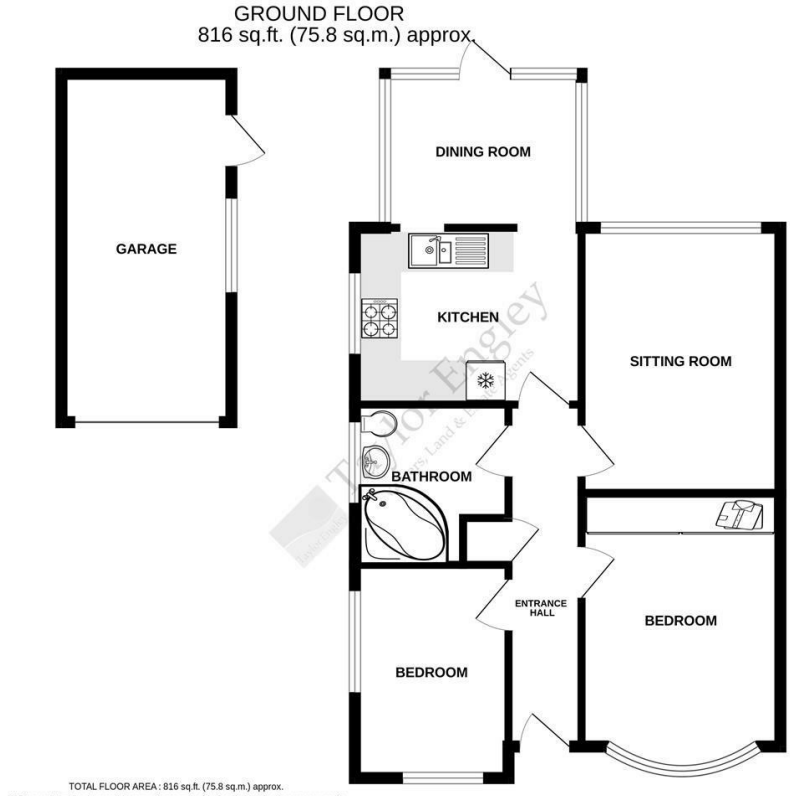
COUNCIL TAX BAND:
Council Tax Band C.

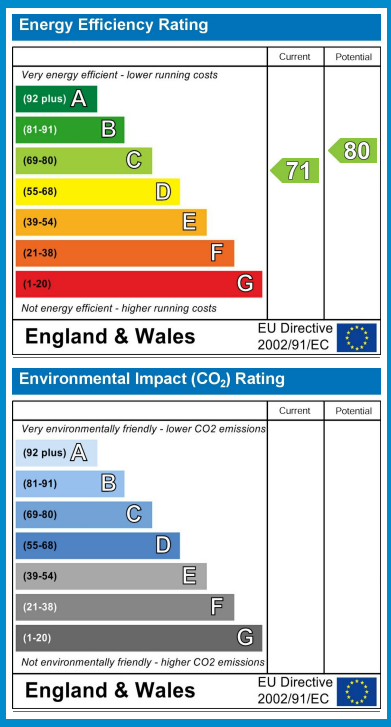
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.









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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