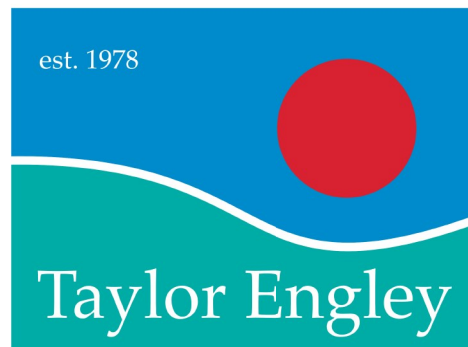


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www.taylor-engley.co.uk



35 Windsor Road, Hailsham, BN27 3HL
Price Guide £362,000 Freehold

An excellent opportunity arises to purchase this stunning, DECEPTIVELY SPACIOUS four bedroom semi detached house, located in the favoured Windsor Road. The property benefits from sealed unit double glazing, gas fired central heating, an impressive 24'1" kitchen diner, modern fitted bathroom, four good sized bedrooms, south easterly aspect rear garden and a GARAGE to the rear. EPC = C



The property is situated in a convenient location within walking distance of the town centre with local amenities, including doctors, shops, banks and post office, via twittens located between Gordon Road and The Drive, and also offering easy access out on to the main roads for those commuting out of town.

*** SPACIOUS ENTRANCE HALL * LOUNGE * IMPRESSIVE KITCHEN DINER * CLOAKROOM/WC * FOUR GOOD SIZED BEDROOMS * MODERN FITTED FAMILY BATHROOM * GARAGE * GARDENS ***



FRONT DOOR TO:

SPACIOUS ENTRANCE HALL

11'4 x 8'10 (3.45m x 2.69m)

Solid wood oak flooring, radiator, under stairs storage cupboard.

CLOAKROOM/WC

White suite comprising low level wc, wash basin, part tiled walls, solid oak flooring, wall mounted boiler, built-in storage cupboard.

LOUNGE

15'6 x 11'10 (4.72m x 3.61m)

Large window with outlook to front, television point, solid oak wood flooring, feature fireplace surround with wood burning stove, radiator.

KITCHEN/DINER

24'1 x 10'3 (7.34m x 3.12m)

Fitted with a range of matching grey cupboards and drawers. Numerous integral appliances including large fridge, washing machine, dishwasher and large freezer. Two Neff ovens with slide and hide doors, electric hob with extractor hood over. One and a half bowl ceramic sink unit with mixer tap. Solid oak flooring, radiator, window with outlook to rear, patio doors to rear garden.

From the entrance hall, stairs rise to the first floor landing with hatch to loft space with fitted ladder, airing cupboard with slatted shelving, window to side.

BEDROOM ONE

12'4 x 11'11 (3.76m x 3.63m)

Large window with outlook to front, radiator, spacious built-in wardrobe cupboard.

BEDROOM TWO

10'5 x 8'6 (3.18m x 2.59m)

Window with outlook to front, radiator, spacious built-in wardrobe cupboard.

BEDROOM THREE

10'4 x 7'6 (3.15m x 2.29m)

Radiator, window with outlook to rear.

BEDROOM FOUR

10'4 x 7'1 (3.15m x 2.16m)

Window with outlook to rear, radiator.

BATHROOM

Fitted with a modern white suite comprising low level wc, contemporary style free standing bath with mixer tap and shower attachment, vanity sink unit with cupboards below, large shower cubicle. Two heated towel rails, part tiled walls, window to rear.

GARDENS

Gardens to front and rear, mainly laid to lawn, two patio areas, fenced surround, stocked flower beds, south easterly aspect, gate to rear access, timber shed.

GARAGE

Located in block to rear. As you drive round it's on the right hand side and the second one along.

BROADBAND AND MOBILE PHONE CHECKER:

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

COUNCIL TAX BAND:

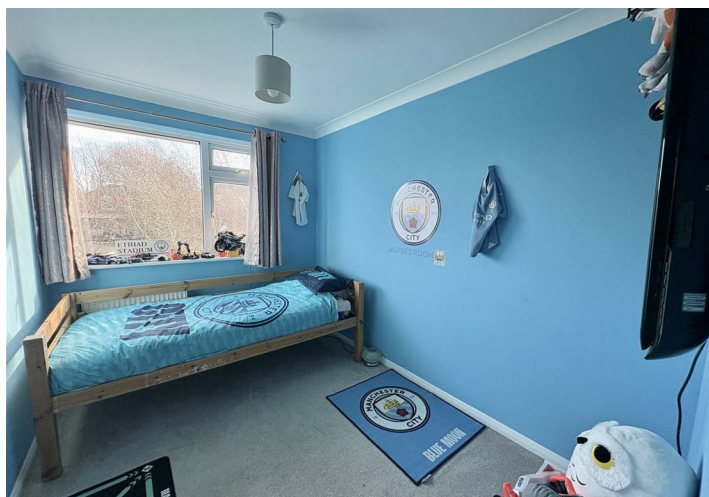
Council Tax Band D.

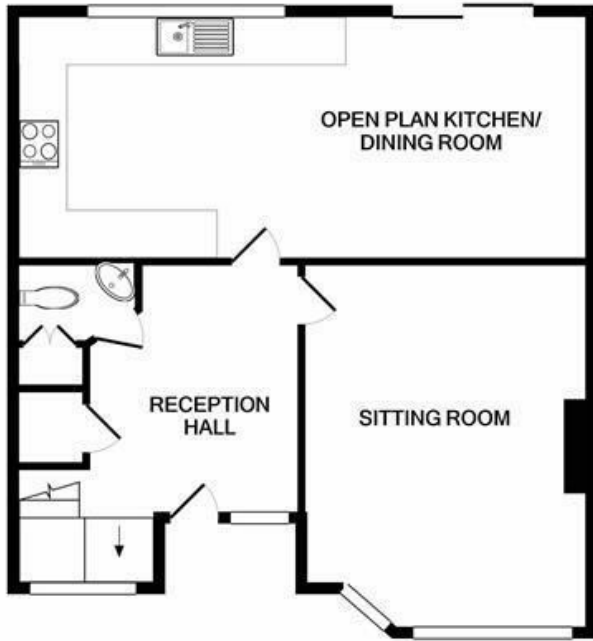
FOR CLARIFICATION:

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.

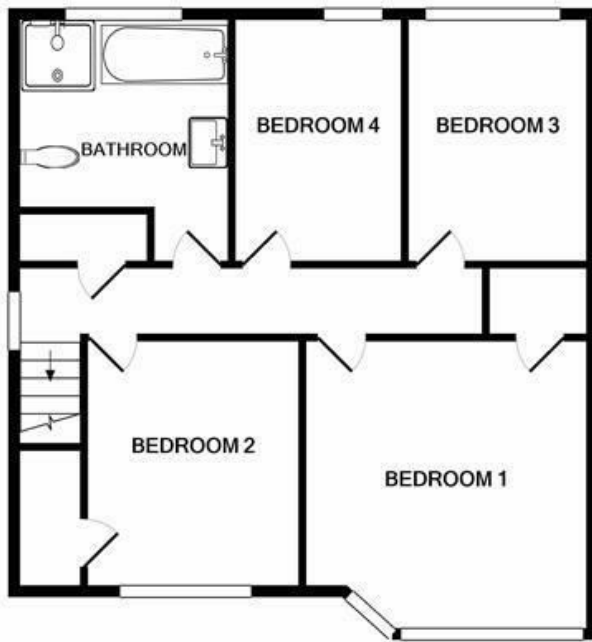
VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLEBY.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(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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