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Taylor Engley









2 Timbers Court, Hailsham, East Sussex, BN27 1BX
Price £254,000 Freehold

*** CHAIN FREE * A delightful TWO BEDROOMED TERRACED HOUSE situated in a highly sought after location, being within a FEW MINUTES WALK TO THE TOWN CENTRE. Set in the Timbers Court development, the property has a pleasant outlook and features a spacious living room, two double bedrooms, well stocked garden and garage. GAS FIRED CENTRAL HEATING & SEALED UNIT DOUBLE 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 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.

*** ENTRANCE HALL * KITCHEN * LIVING ROOM * CLOAKROOM/WC * TWO DOUBLE BEDROOMS * BATHROOM * GARAGE * GARDEN ***





Front door opening to:

Entrance Hall
Radiator.

Cloakroom/wc
Suite comprising low level wc, wash hand basin, radiator, extractor fan.

Kitchen
8'9 x 8 (2.67m x 2.44m)
Fitted with a range of wooden cupboards and drawers, sink unit, worksurfaces, space for cooker with extractor hood over, space and plumbing for washing machine, space for fridge freezer, wall mounted Baxi boiler, double glazed window to front.

Living Room
17' x 14'11 max (5.18m x 4.55m max)
Two radiators, understairs storage cupboard, double glazed windows, door to rear garden.

Stairs rising from hall to:

First Floor Landing
Hatch to loft space, built-in cupboard.

Bedroom 1
14'11 x 9'4 (4.55m x 2.84m)
Double glazed window to rear, radiator, range of bult-in wardrobe cupboards and drawers.

Bedroom 2
11'9 x 9'2 (3.58m x 2.79m)
Double glazed window to front, radiator, large walk-in wardrobe cupboard, airing cupboard housing the hot water cylinder.

Bathroom
7'1 x 6'2 (2.16m x 1.88m)
Suite comprising bath with mixer tap with shower attachment over, washbasin, low level wc, extractor fan, radiator.

Rear Garden
Patio, lawn, fenced surround, well stocked with shrubs and trees.

Garage
Up and over door.

Parking Space
To the front of the garage.

Outside Store Cupboard

Estate Charge
An estate charge is payable for the upkeep of the grounds. The invoice due for the period 01/01/2026 - 30/06/2026 was £169.83

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

COUNCIL TAX BAND:
Council Tax Band - 'C' Wealden District Council

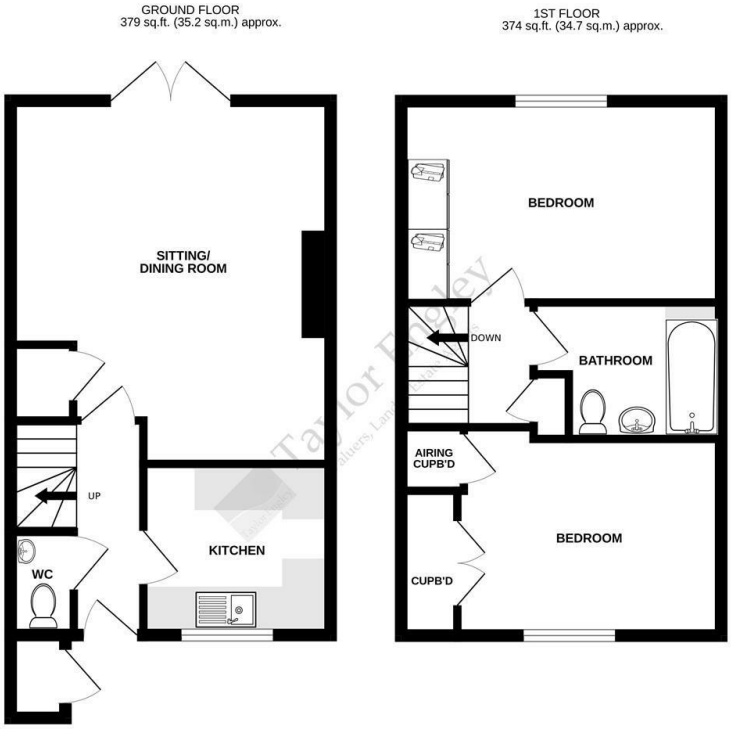
BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

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.

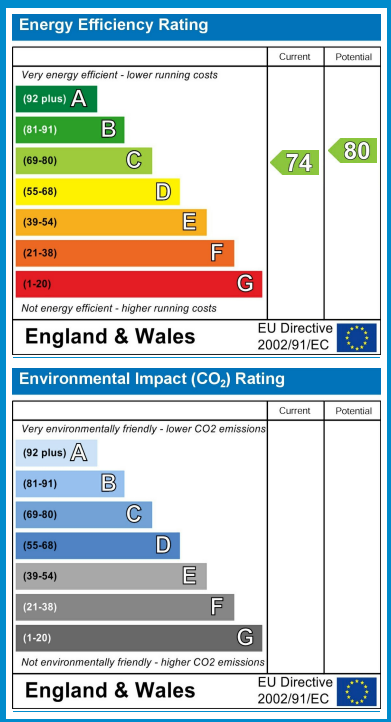






TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

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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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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