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**Taylor Engley**



**6 Acorn Green, Hailsham, East Sussex, BN27 1TB**

**Asking Price £310,000 Freehold**

**A well presented TWO BEDROOMED SEMI DETACHED BUNGALOW, situated in this favoured Harmers Hay location within the North Hailsham area. The property is considered to provide deceptively spacious living accommodation and is offered with the benefit of gas fired central heating and double glazing. Features include a spacious sitting/dining room, modern fitted kitchen, extension utility room, rear garden enjoying a westerly aspect, onsite garage and driveway parking. The property is offered to the market chain free.**



**The property is located on the favoured Harmers Hay Estate within the North Hailsham area. Bus service serve the local area and the Cuckoo trail is close by. Hailsham town centre is approximately three quarters of a mile distant and offers a selection of local shops including Waitrose, Tesco and Asda.**

**\* FAVOURED HARMERS HAY ESTATE \* SPACIOUS SITTING/DINING ROOM \* MODERN KITCHEN \* UTILITY ROOM \* TWO DOUBLE BEDROOMS \* SHOWER ROOM \* REAR GARDEN WITH WESTERLY ASPECT \* GARAGE AND DRIVEWAY PARKING \* GAS FIRED CENTRAL HEATING \* DOUBLE GLAZING \* CHAIN FREE**



## The accommodation

Comprises:

Front door opening to:

### Hall

Radiator, built-in store cupboard housing electric meter, gas meter and consumer unit, loft hatch to roof space with fitted loft ladder and light.

Double doors and single door opening to:

### Sitting/Dining Room

23'10 max x 11'1 max (7.26m max x 3.38m max)

(Maximum measurements provided)

Spacious room, contemporary style wall mounted fireplace (not tested) two radiators, downlighters, double doors to rear garden.

### Kitchen

12'1 max x 9'1 max (3.68m max x 2.77m max )

(Maximum measurements include depth of fitted units)

Comprises work surface with inset single drainer one and a half bowl sink unit with mixer tap, range of matching base and wall mounted cupboards, under wall mounted cupboard lighting, gas hob with extractor fan over, electric oven and microwave, freestanding Bloomberg dishwasher, wall mounted cupboard housing Glow Worm gas fired boiler, radiator, downlighters, window to side and door to:

### Extension Utility Room

7'10 x 7'6 (2.39m x 2.29m)

Work surface, base units, space and plumbing for washing machine, Bloomberg washing machine, space for tumble dryer, Beko tumble dryer, Beko fridge/freezer, double aspect, door to rear garden. (We understand that the extension is single skinned however this is subject to verification).

### Bedroom 1

13'2 x 11'1 (4.01m x 3.38m)

Radiator, outlook to front.

### Bedroom 2

10 x 9'2 (3.05m x 2.79m)

Radiator, outlook to front.

## Shower Room

Spacious shower cubicle with rain head and hand held shower fittings, wash hand basin set into drawer unit with lighting below, mirror over incorporating lighting, wc, downlighters, chrome effect towel rail, window to side.

## Front Garden

Laid mainly to lawn

## Rear Garden

Enjoying a westerly aspect, having patio area and area laid to lawn, the garden extends to the side of the property where there is a further lawned area and gate to side, gate to rear opening to drive way parking:

## Driveway Parking

For approximately two cars.

## Garage

18'4 max x 8' max (5.59m max x 2.44m max)

(Maximum measurements include depth of internal pillars, structures and fittings)

Light, power, up and over door and personal door to rear garden.

## NB

As at 29/11/2025 we are informed that there is an annual estate/green levy of £67.00

(All details concerning 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](http://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 ENGLEBY.



GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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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