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PROTECTED

**PRS** Property  
Redress  
Scheme



**1 Woburn Close, Hailsham, East Sussex, BN27 3UX**

Guide Price £450,000 to £465,000, Freehold



**SurrIDGE Mison**

ESTATES

Situated in the popular Gleneagles development in Hailsham is this bright & spacious detached home. With four bedrooms including an en-suite main bedroom, two reception rooms plus conservatory, kitchen/breakfast room & utility room, garage, driveway & landscaped gardens, this home is not to be missed.

Benefits to the property include double glazing and gas central heating throughout and the accommodation comprises of entrance hallway and cloakroom, spacious lounge with a fitted media wall and separate dining room which leads onto the conservatory. There is also a well-equipped kitchen/breakfast room which overlooks the rear garden, and leads onto the utility room. The utility room has a personal door to the garage.

There are four bedrooms on the first floor, with the main bedroom boasting an en-suite shower room. There is also a family bathroom.

Outside, the rear of the property has matured and well maintained garden, with a lawned area, and patio. There is a shed, and gated side access. To the front is a further paved area, aswell as a driveway providing ample off road parking, and a garage accessed via up & over door.

The popular Gleneagles development can be found in the busy market town of Hailsham which is pleasantly situated just off the main A22, 7 miles from the East Sussex coast, set amidst the attractive open countryside including the South Downs. There are a variety of local and national shops, together with pubs, restaurants, and leisure facilities in the town centre with further extensive shopping and entertainment outlets in the surrounding towns of Eastbourne, Hastings, Lewes and Tunbridge Wells. Schools for all ages are to be found in the area with the Groveland's Community Primary School being the closest and regular train services are available in nearby town of Polegate, connecting to Brighton and Eastbourne for onward journeys to London Gatwick Airport and Ashford, Kent.





**Entrance Hall** Oak internal doors throughout the ground floor. Double glazed door to front. Laminate flooring laid in a herringbone style. Radiator. Coved ceiling. Stairs leading to first floor.

**Cloakroom WC** Double glazed opaque window to front. Laminate flooring laid in a herringbone style. Radiator. Wash hand basin and W.C.

**Lounge** - 4.83m x 3.43m (15'10" x 11'3") Double glazed window to front. Media wall with fitted alcoves and electric fireplace. Coved ceiling. Carpeted. Radiator.

**Dining Room** - 3.66m x 3.02m (12'0" x 9'11") Sliding doors leading to conservatory. Laminate flooring laid in a herringbone style. Radiator. Coved ceiling.

**Conservatory** - 3.43m x 2.67m (11'3" x 8'9") UPVC conservatory with French doors leading to rear garden. Carpeted.

**Kitchen/Breakfast Room** - 4.42m x 2.79m (14'6" x 9'2") Double glazed window to rear. Vinyl flooring and partially tiled walls. Built in understairs cupboard. Radiator. Fully fitted with a range of wall and base units with space and plumbing for dishwasher & fridge/freezer. Built in eye level double electric oven. Work surfaces with inset 4 burner electric hob with fitted cooker hood and inset ceramic 2 bowl sink unit with mixer taps.

**Utility Room** - 2.59m x 1.55m (8'6" x 5'1") Double glazed door leading to rear garden. Personal door to garage. Vinyl flooring and tiled walls. Radiator. Wall mounted Ideal boiler. Wall and base unit with space and plumbing for washing machine and tumble dryer. Work surfaces with inset ceramic sink and drainer unit with mixer taps.

**First Floor Landing** - 1.98m x 1.78m (6'6" x 5'10") Built in airing cupboard. Carpeted. Loft access with fitted ladder. Wall light.

**Master Bedroom** - 3.68m x 3.43m (12'1" x 11'3") Double glazed window to front. Built in wardrobes. Carpeted. Wall lights. Radiator. Door leading to en-suite shower room.

**En-Suite Shower Room** Double glazed opaque window to side. Vinyl flooring. Radiator. Extractor fan. Shaver point. Suite comprising of shower cubicle with tiled enclosure, wash hand basin set within vanity unit with tiled splashback and W.C.

**Bedroom Two** - 3.15m x 2.84m (10'4" x 9'4") Double glazed window to rear. Carpeted. Radiator.

**Bedroom Three** - 3.28m x 2.16m (10'9" x 7'1") Double glazed window to rear. Carpeted. Radiator.

**Bedroom Four** - 2.9m x 2.16m (9'6" x 7'1") Double glazed window to front. Carpeted. Radiator.

**Family Bathroom** Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Radiator. Extractor fan. Shaver point. Suite comprising of bath with mixer taps and handheld shower attachment, plus shower over with fitted glazed screen, wash hand basin and W.C.

**Garage** - 5.05m x 2.59m (16'7" x 8'6") Single garage with up & over door. Power and light.

**Driveway & Front Garden** Paved driveway providing ample off road parking. Patio area with shrubs. Gated side access.

**Rear Garden** Laid to lawn with patio and shingle area. Shed. Fencing surrounds with gated side access. Shrubs and flower beds.



**Utilities** This property has the following utilities:

- Water; Mains
  - Drainage; Mains
  - Gas; Mains
  - Electricity; Mains
  - Primary Heating; Gas
  - Solar Power; No
- To check broadband visit Openreach:  
<https://www.openreach.com/fibre-checker>  
 To check mobile phone coverage, visit Ofcom:  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Surridge Mison Estates**

66 High Street, Westham, Pevensey,  
 East Sussex, BN24 5LP

**Tel** 01323 460617

**Email** [info@surridgemison.com](mailto:info@surridgemison.com)

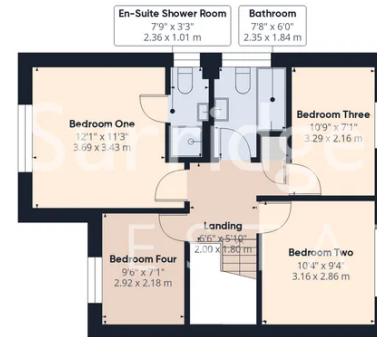
**Web** [www.surridgemison.com](http://www.surridgemison.com)

**Company Registration Number** 14506438

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
 1364 ft<sup>2</sup>  
 126.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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