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## 126 SOUTH ROAD, HAILSHAM

**£260,000 FREEHOLD**

**Accommodation:** Semi Detached House, 2 Bedrooms, Lounge/Diner, Kitchen, Bathroom, Separate WC, Rear Garden, Double Glazed Windows, Gas Central heating, Off road parking.

**Vacant with no onward chain and situated on the outskirts of Hailsham this home offers well proportioned accommodation including a 16'1" x 15'0" max lounge/diner. A real attraction is the generous off road parking to the front and side of the property which may prove of benefit. Call The Exchange Property Services today on 01323 489560 to arrange an appointment to view.**

## GROUND FLOOR

Canopied entrance, UPVC door with part double glazed door:

### Hallway

Double glazed window to front, radiator, staircase with alcove under:



### Kitchen

3.18m (10'5") x 2.60m (8'6")

Range of base units cupboards & drawers with laminate work surfaces over, single bowl inset sink with drainer, cooker hood extractor fan, wall mounted gas boiler, part tiled walls, double glazed window to front:



### Lounge/Diner (L Shaped)

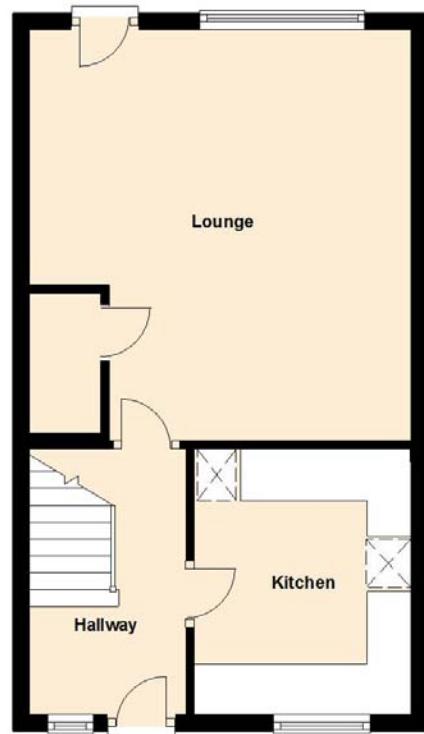
4.91m (16'1") reducing to 2.92m (9'6") x

4.59m (15'0") reducing to 3.56m (11'8")

Double glazed window to rear, double glazed door to rear garden, radiator, TV aerial point, phone point, under stairs storage cupboard:



Ground Floor



### Landing

Radiator, loft access:

### Bedroom 1

4.60m (15'1") max x 2.71m (8'10") max

Double glazed window to front, radiator, built in over stairs cupboard:



### **Bedroom 2**

4.60m (15'1") x 2.7m (8'10")

Double glazed window to rear, radiator:



### **Bathroom**

Double glazed window to side, panelled bath with mixer spray unit & over bath shower, pedestal wash hand basin, partly tiled walls, extractor fan, radiator:



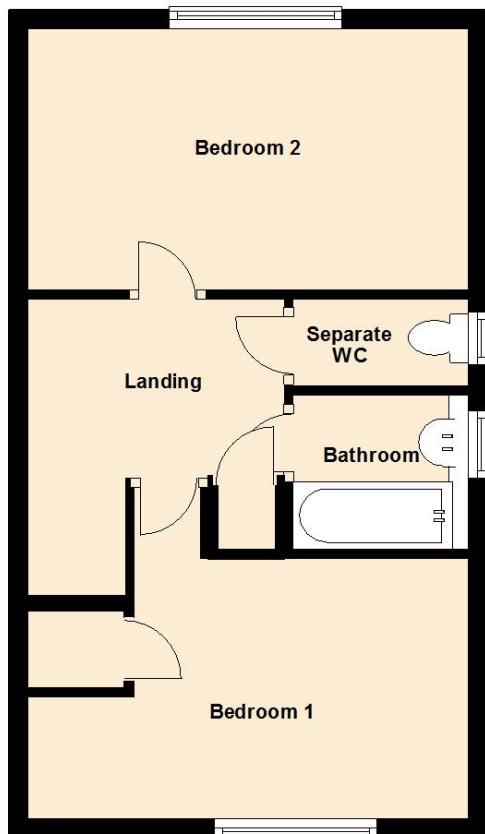
### **Separate WC**

Double glazed window to side, low level WC, radiator



**Rear of Property**

### **First Floor**



### **Outside**

#### **Front Garden**

Off road parking to front & side, outside tap:

#### **Rear Garden**

11.33m (37'1") x 6.48m (21'3")

Fencing to sides & rear, patio, gated side access:



# Energy Performance Certificate



HM Government

126, South Road, HAILSHAM, BN27 3JT

Dwelling type: Semi-detached house  
Date of assessment: 20 September 2017  
Date of certificate: 03 November 2017

Reference number: 2908-5047-7291-5043-4994  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 84 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

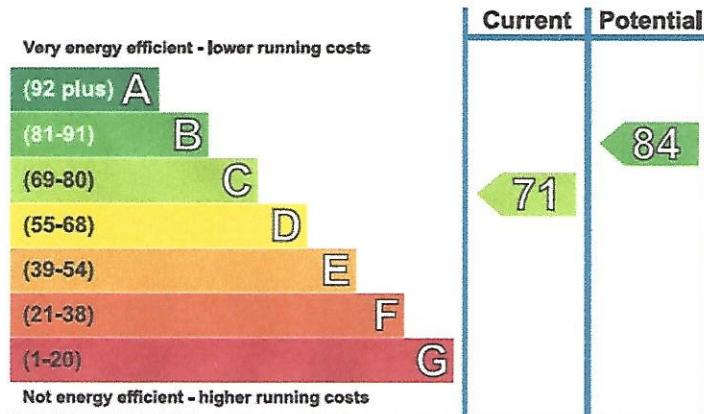
Estimated energy costs of dwelling for 3 years:	£ 1,950
Over 3 years you could save	£ 258

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 213 over 3 years	
Heating	£ 1,320 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 417 over 3 years	£ 258 over 3 years	
Totals	£ 1,950	£ 1,692	 You could save £ 258 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
2 Solar water heating	£4,000 - £6,000	£ 153
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 924

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

**IMPORTANT INFORMATION:** We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be happy to recommend one. 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 or licensed conveyancer 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 or conveyancer will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale. If you do not have a solicitor or conveyance we would be happy to recommend one.

**ADDITIONAL SERVICES:** [\*\*\(VISIT OUR WEBSITE FOR MORE INFORMATION\)\*\*](#):

#### **THE EXCHANGE PROPERTY SERVICES:**

Thinking of selling? The Exchange Property Services offers huge savings on traditional Estate Agency fees with our popular fixed fees from just £360 inclusive of VAT or a traditional commission option payable on completion based on just 0.6% inclusive of VAT with a no sale, no fee guarantee. Make your property stand out at no extra cost; we use virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to market your home. We don't believe in restrictive agency agreements so all of our agency agreements are on a multiple agency basis.

#### **THE EXCHANGE LETTING & MANAGEMENT:**

We offer a wide range of services for new or experienced landlords looking to let their property, including Let Only, Rent Collection or Full Management to suit your individual needs. Utilising our unrivalled marketing which includes virtual tours, detailed floor plans, eye catching for sale boards, video tours and social media to help let your property quickly combined with competitive fees & discounts available for portfolios.

#### **THE EXCHANGE MORTGAGE SERVICES:**

If you require a mortgage to purchase your new home, a buy to let investment, want more information on the government "Help to Buy Scheme" or if you decide not to move and are considering re-mortgaging, "The Exchange Mortgage Services" can assist you with professional mortgage advice offering advice and recommendation regarding a comprehensive range of mortgages from across the market.

*Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for this advice. The exact amount will depend on your circumstances but we estimate it will be £250 or 0.5% payable upon completion of your mortgage.*

#### **PERCY WYNDHAM COUNTRY & EXCLUSIVE HOMES:**

If you're looking to sell or let a Country or Exclusive Home, our "Percy Wyndham" brand specialises in selling or letting properties which require that extra attention to detail to present your property in the manner it deserves using virtual tours, detailed floor plans, eye catching for sale boards, video tours, social media to market your home combined with competitive agency fees and agreements.

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