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Taylor Engley



6 Sandbanks Grove, Hailsham, East Sussex, BN27 3LS

Price £289,950 Freehold

*** CHAIN FREE * Taylor Engley are pleased to bring to the market this well presented TWO BEDROOM SEMI DETACHED BUNGALOW, situated in a sought after cul-de-sac location. The property is set within well maintained gardens to front and rear and benefits from a spacious driveway to side, garage, master bedroom with built in wardrobes and an extended dining room overlooking the garden. 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 approximately a 25 minute drive. Hailsham a traditional market town, enjoys livestock sales as well as a stall markets and boot fairs together with 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

Radiator, built-in storage cupboard.

SITTING ROOM

12'11" x 9'9" (3.94m x 2.97m)

Radiator, double glazed window overlooking the rear garden.

KITCHEN

11'4" x 8'6" (3.45m x 2.59m)

Fitted with a range of built-in cupboards and drawers, integral fridge freezer, built-in Smeg electric oven and gas hob with extractor hood over, space and plumbing for washing machine, one and a half bowl sink unit, radiator, built-in Smeg microwave, double glazed window to side. Opening into:

DINING ROOM

9'10" x 7'4" (3.00m x 2.24m)

Double glazed windows overlooking the garden with fitted blinds, two radiators, door to garden.

BEDROOM ONE

12'8" into bay x 9'4" (3.86m into bay x 2.84m)

Double glazed bay window with outlook to front, radiator, range of built-in wardrobe cupboards with fitted drawers, shelving and hanging space.

BEDROOM TWO

10'5" x 7'6" (3.18m x 2.29m)

Double aspect room with double glazed windows to front and side, two radiators, hatch to loft space with fitted ladder and light. The loft is boarded and the boiler is located in the loft space.

BATHROOM

7'10" x 7'5" (2.39m x 2.26m)

White suite comprising WC, washbasin with cupboards below, corner bath with Mira shower over, heated towel rail, double glazed window to side, built-in cupboards.

DRIVEWAY & GARAGE

Spacious driveway leading to the garage, with up

and over door to front, double glazed window to side and door to garden.

GARDEN

Lawn and patio areas, gate to driveway, well stocked flowerbeds, brick wall to rear and fenced to sides.

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 C.

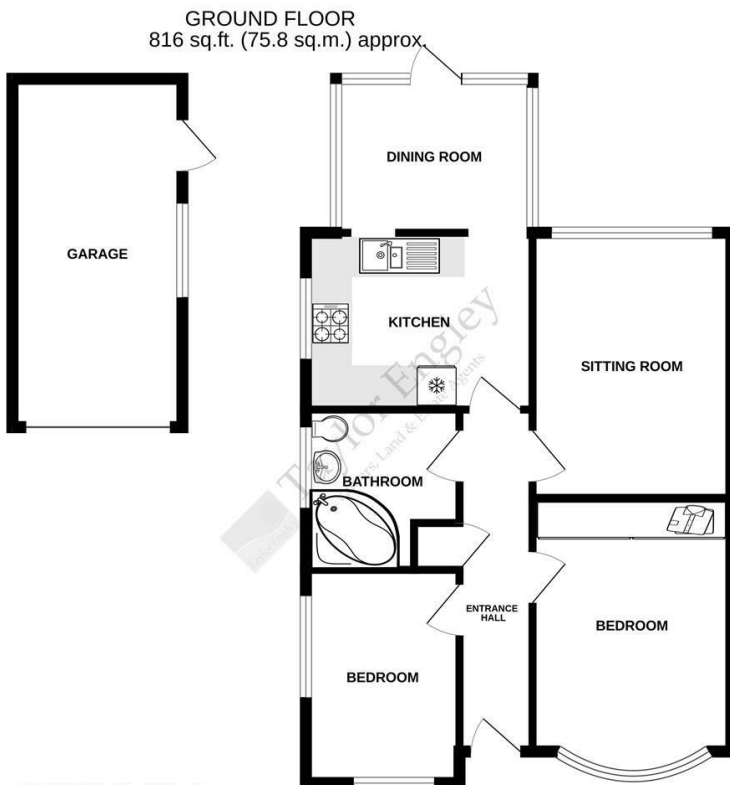
FOR CLARIFICATION:

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 ENGLE.





TOTAL FLOOR AREA: 816 sq.ft. (75.8 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	80
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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