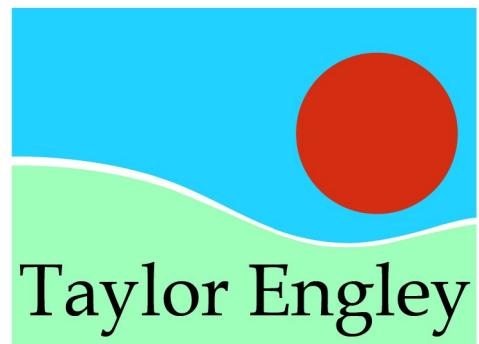


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17 Blacksmiths Copse, Hailsham, East Sussex, BN27 3XB
Offers In Excess Of £259,950

A well presented two bedroom semi detached house located in a leafy residential area of Hailsham. Features include downstairs cloakroom/wc, full double glazing, gas fired central heating, two double bedrooms with built-in wardrobe cupboards, landscaped gardens to front and rear, plus adjacent single garage and off road parking. Viewing strictly by appointment. EPC = C



*** ENTRANCE VESTIBULE * CLOAKROOM/WC * LIVING ROOM * KITCHEN DINER * TWO DOUBLE BEDROOMS * BATHROOM * GARAGE * OFF ROAD PARKING * LANDSCAPED GARDENS TO FRONT AND REAR ***

DIRECTIONS

From our office in Hailsham High Street continue down to the end of the road and turn left into George Street. Keeping to the left continue through the traffic lights and over the bridge into South Road. Continue along South Road and straight ahead at the roundabout and follow this road road. Turn right into Arlington Road East, towards the end turn right into Coopers Way where Blacksmiths Copse will be the first turning on the right hand side.



ACCOMMODATION COMPRISSES:

UPVC part glazed front door opening into:

ENTRANCE VESTIBULE

Door to:

CLOAKROOM/WC

Suite comprising low level wc, wash basin, part tiled walls, radiator, double glazed window to front.

LIVING ROOM

14'2" x 12' (4.32m x 3.66m)

Double glazed window with outlook to front, two radiators, television point, telephone point.

KITCHEN DINER

12' x 9'10" (3.66m x 3.00m)

Fitted with a range of beach effect cupboards and drawers (corner base units are fitted with kidney shaped easy reach pull outs), work surfaces, one and a half bowl stainless steel sink unit. Space for fridge, freezer, washing machine and cooker with recycling hood over. Wall mounted Baxi boiler housed in matching wall unit. Tiled floor, radiator, extractor, double glazed window, double glazed French doors to rear garden.

From the living room stairs rise to the

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinder, hatch to loft space.

BEDROOM ONE

10'3" x 8'10" (3.12m x 2.69m)

Double glazed window to rear, radiator, large mirror fronted built-in wardrobe cupboard with hanging and shelf space.

BEDROOM TWO

8'8" x 8'8" plus door recess (2.64m x 2.64m plus door recess)

Double glazed window with outlook to front, large mirror fronted built-in wardrobe cupboard with hanging and shelf space, radiator.

BATHROOM

Modern white suite comprising panelled bath with shower over, wc, vanity sink unit with cupboards below, radiator, double glazed window to side, part tiled walls, extractor.

OUTSIDE

DRIVEWAY AND GARAGE

Providing off road parking leading to garage with up and over door, window to side, storage cupboards to rear.

GARDENS

The front and rear have been landscaped and offer a nice size, low maintenance attractive area of outside space. The rear being fenced surround with a gate to front access, outside tap and timber shed. Outside lighting to front and rear.

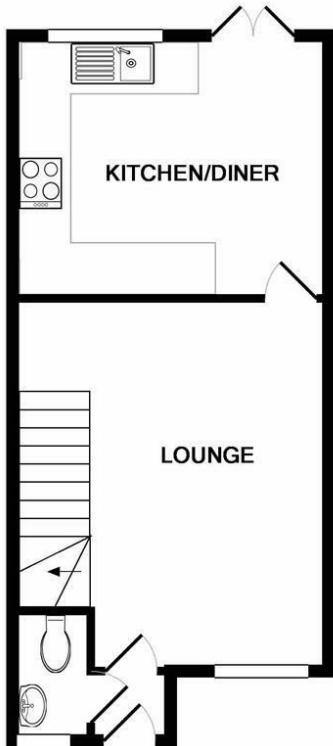
VIEWING INFORMATION

To view a property please contact TAYLOR ENGLEY for an appointment. Our opening hours are Monday to Friday 8:45am - 5:45pm and Saturday 9am - 5:30pm. On Sunday please contact our Eastbourne office open 10am - 4pm.

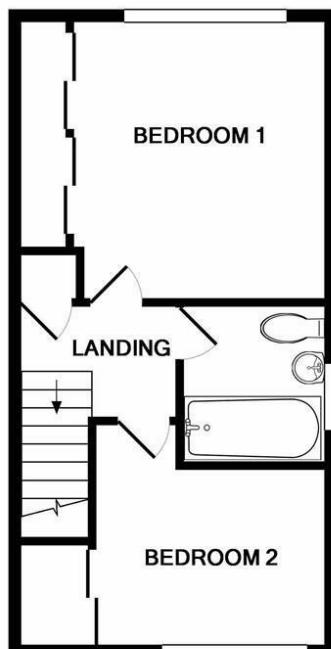
MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 10.00 a.m - 4.00 p.m Sundays

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.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

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