



3 FARMLANDS WAY, HAILSHAM

£350,000 FREEHOLD

Accommodation: Detached Bungalow, Three Bedrooms, Hallway, Through Lounge/Diner, Kitchen, Bathroom, Front & Rear Garden, Garage, Driveway, Double Glazed Windows, Gas Central Heating.

Available with no onward chain this extremely well-proportioned detached bungalow is in our opinion in excellent decorative order throughout and has been priced to engage a quick sale. In addition to a 27'2" x 11'10" Through Lounge/Diner this property also benefits from a modern fitted kitchen and bathroom and low maintenance surrounding gardens. Situated in the favoured residential Harmers Hay area on the outskirts of Hailsham this is a home you will probably fall in love with. Arrange a viewing by calling The Exchange Property Services today on 01323 489560.

UPVC double glazed door to:

GROUND FLOOR

Side Porch

Double glazed window to side, tiled flooring, UPVC part double glazed door to:

Hallway

Laminate flooring, cloaks cupboard, loft access with PIV (Positive Input Ventilation System):

Through Lounge/Diner

8.30m (27'2") x 3.62m (11'10") reducing to 3.52m (11'6")

Double glazed window to front, feature fireplace with inset wood burning stove, partly coved ceiling, radiators, double glazed window to rear, laminate flooring, double glazed door opening onto rear garden:



Kitchen

3.41m (11'2") x 3.20m (10'6")

Fitted with a range of base units, cupboards & drawers with laminate worktop space over, inset gas hob with extractor hood, fitted electric oven, 1 & ½ bowl inset sink & single drainer, plumbing for washing machine, plumbing for dishwasher, radiator, recessed spot lighting, laminate flooring, built in larder cupboard, alcove for fridge freezer, double glazed window to front, double glazed door to side:



Bathroom

Double glazed windows to side, panelled bath with wall mounted shower & shower screen, vanity unit with inset wash hand basin, low level WC, partly tiled walls, heated towel rail, laminate flooring, extractor fan, recessed spot lighting:



Bedroom 1

4.19m (13'9") x 3.09m (10'1")

Double glazed window to rear, radiator:



Bedroom 2

3.31m (10'10") x 3.21m (10'6")

Double glazed window to side, radiator:



Bedroom 3

3.20m (10'6") x 2.34m (7'8")

Double glazed window to side, radiator:



Garage

5.49m (18'0") x 2.49m (8'2")

Up and over door, power points, lighting, door to side, wall mounted gas boiler, utility meters:

Front Garden

Driveway, Lawn, exterior light:



Rear Garden:

11.50 (37'7") x 9.27m (30'5")

Fences to sides & rear, exterior electrical sockets, outside tap, exterior lighting:



Ground Floor



Ground Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|--------------|---------------------------------|---------|
| Wall | Cavity wall, filled cavity | Good |
| Roof | Pitched, 100 mm loft insulation | Average |
| Window | High performance glazing | Good |
| Main heating | Boiler and radiators, mains gas | Good |

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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