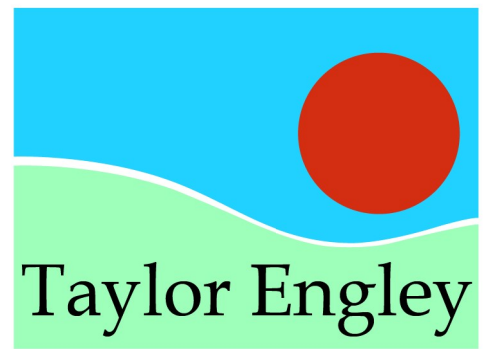


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**11 Farmland Way, Hailsham, East Sussex, BN27 1SP**

**Price £289,950 Freehold**

Taylor Engley are pleased to bring to the market this **SPACIOUS THREE BEDROOM DETACHED BUNGALOW**, situated in a cul-de-sac position in North Hailsham. The **CHAIN FREE** property benefits from gas fired central heating, sealed unit double glazing, garage and off road parking. EPC=E



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 only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly 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 PORCH \* ENTRANCE HALL \* LIVING ROOM \* KITCHEN \* THREE BEDROOMS \*  
BATHROOM \* WC \* GARAGE \* GARDENS \* OFF ROAD PARKING**



## FRONT DOOR TO:

### ENTRANCE PORCH

Shelving, door to:

### ENTRANCE HALL

Built-in storage cupboard, two radiators, hatch to loft space, airing cupboard housing hot water cylinder, large double glazed window with outlook to side.

### KITCHEN

10'05" x 11'01" (3.18m x 3.38m)

Fitted with a range of built-in cupboards and drawers, worksurfaces, sink unit, wall mounted Worcester boiler, radiator, cooker point, door to side.

### LIVING ROOM

20'04" x 12' (6.20m x 3.66m)

Double aspect room with large double glazed window to front and patio doors to rear, three radiators, tiled fireplace and hearth.

### BEDROOM ONE

13'07" x 10' (4.14m x 3.05m)

Double aspect room with double glazed windows to side and rear, two radiators, range of fitted wardrobe cupboards and drawers.

### BEDROOM TWO

10'10" x 10'04" (3.30m x 3.15m)

Double glazed window with outlook to side, radiator, washbasin with cupboards below.

### BEDROOM THREE

10'04" x 7'08" (3.15m x 2.34m)

Radiator, double glazed window to side.

### BATHROOM

Suite comprising washbasin, bath with mixer tap and shower attachment, radiator, heated towel rail, part tiled walls, double glazed window to side.

### WC

Low level flush WC, radiator, double glazed window to side.

## TO FRONT

Garden area, driveway.

## GARAGE

Up and over door to front, door to side.

## REAR

Lawn, patio area, variety of shrubs, side access, timber shed and greenhouse.

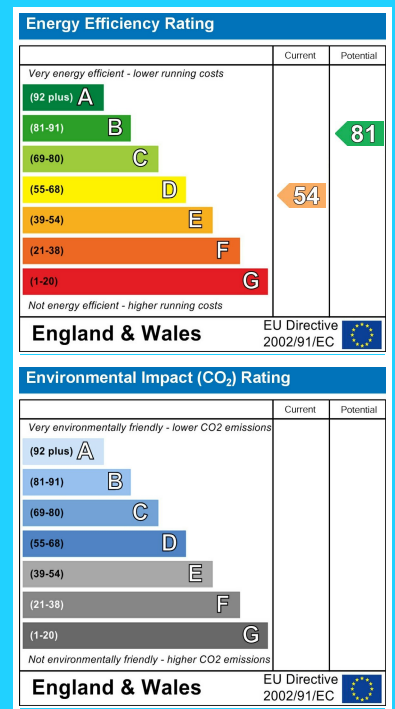
## MEASUREMENT DISCLAIMER

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.





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, 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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**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**

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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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