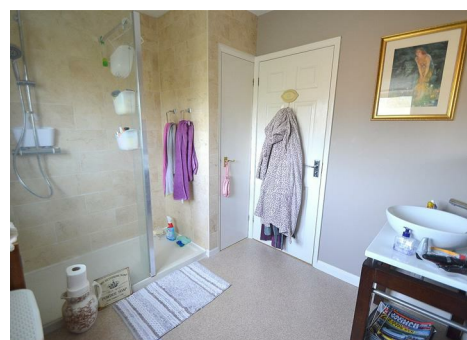
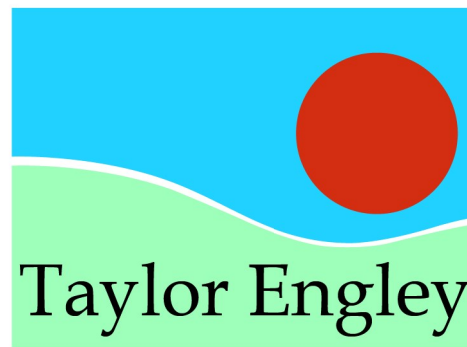


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142 Harebeating Drive, Hailsham, East Sussex, BN27 1JR
Price £335,000 Freehold

CHAIN FREE!! If you are looking for an attached one bedroom annex, this property has the perfect set up, joined via the main kitchen the annex provides a sitting room, en-suite shower room and separate bedroom with its own door to the rear garden, the rest of the property provides good family living accommodation including four bedrooms, the master having en-suite shower room, sitting room and open plan kitchen dining room leading to a useful utility room. Other benefits include double glazed throughout, gas central heating, pretty rear garden with gated side access and ample off road parking. EPC = TBC



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.



Part decorative glazed UPVC door leading into:

ENTRANCE HALLWAY

UPVC entrance door with decorative inset glass panels, double glazed window to front, radiator, stairs to first floor landing, wood effect laminate flooring, large under stairs storage cupboard housing the fuse boxes, door leading into:

SITTING ROOM

14'0" x 11'5" (4.27m x 3.48m)
UPVC double glazed window overlooking the front, radiator with decorative wood panel covering, television aerial socket, open fireplace with marble surround and hearth with decorative wood surround and mantle, wall mounted thermostat control, built-in cupboard, double glazed Georgian style doors leading to dining area.

KITCHEN

14'11" x 9'5" (4.55m x 2.87m)
UPVC double glazed window overlooking the rear garden, fitted with full range of base units incorporating cupboards and drawers, space for dishwasher, range cooker with extractor fan over, stainless steel circular sink unit and drainer with chrome mixer tap, ample work top surface, insert ceiling spotlights, two ceiling lanterns, door to self contained annex.

DINING AREA

11'2" x 10'4" (3.40m x 3.15m)
Radiator, space for American style fridge/freezer, breakfast bar area, double doors leading into:

UTILITY AREA

6'9" x 8' (2.06m x 2.44m)
Wood effect lino flooring, space for tumble dryer and washing machine, worktop surface with cupboards under, sliding patio doors leading to rear garden.

ANNEX - SITTING ROOM

14'9" x 5'8" (4.50m x 1.73m)
LEADING FROM THE KITCHEN - Wood effect laminate flooring, television aerial socket, radiator, double glazed door leading to rear garden, wall mounted Worcester boiler, door to:

ANNEX - BEDROOM

10'3" x 6'10" (3.12m x 2.08m)
Double glazed window overlooking the front, radiator, built-in storage cupboard with hanging rail and shelving above, further two head height storage cupboards, wood effect laminate flooring.

ANNEX - EN SUITE

7'7" x 2'7" (2.31m x 0.79m)
Fully tiled enclosed shower cubicle with Triton shower over, bifold doors, vanity wash hand basin with chrome mixer tap and cupboards under, low level flush WC, extractor fan, obscure double glazed window to rear, tiled floor.

MASTER BEDROOM

14'10" x 8'x10'6" x 10'5" (4.52m x 2.44m x 3.20m x 3.18m)
Double glazed window overlooking the front, radiator, double built-in storage cupboard with hanging rail and shelving, door to:

EN SUITE SHOWER ROOM

6'6" x 7'7" (1.98m x 2.31m)
Double glazed window to rear, low level flush WC, heated towel rail, contemporary vanity sink unit with chrome mixer tap, double enclosed fully tiled shower cubicle with rain shower and hand held shower attachment, large built-in storage cupboard with shelving.

BEDROOM TWO

10'11" x 10'1" (3.33m x 3.07m)
Double glazed window overlooking the front, radiator, dimmer switch.

BEDROOM THREE

9'9" x 8'6" (2.97m x 2.59m)
Double glazed window overlooking the rear garden, radiator.

BEDROOM FOUR

6'11" x 7'3" (2.11m x 2.21m)
Double glazed window overlooking the front, radiator.

BATHROOM

9'10" x 5'5" (3.00m x 1.65m)
Two double glazed windows to rear, wash hand basin, low level flush WC, tiled flooring, heated towel rail, bath with chrome mixer taps and hand held shower attachment, built.

OUTSIDE TO FRONT

Ample off road parking, gate to rear garden.

REAR GARDEN

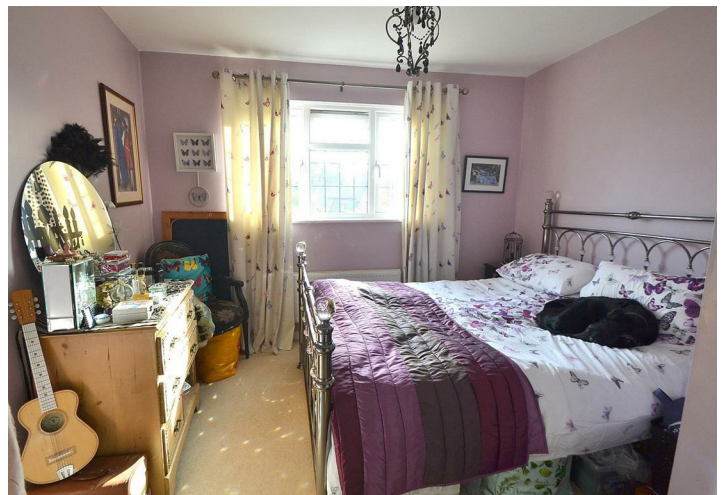
Raised decking area with steps leading down to ornamental garden, enclosed by wood panelled fencing, side gate, shed, patio area leading to the annex, outside tap.

DIRECTIONS

From our offices in Hailsham High Street proceed into George Street keeping to the right hand lane go through the traffic lights, on passing texo on your left hand side keeping to the left hand lane go through the traffic lights into London Road, at the next set of traffic lights proceed right into Battle Road, proceed to the end and take the last turning on the left hand side into Harebeating Drive the property can be found, the first house on the right.

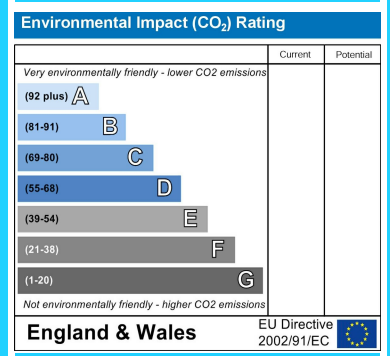
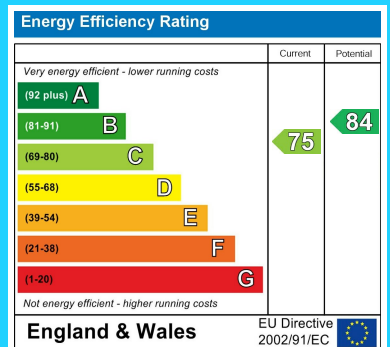
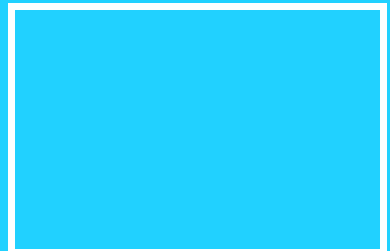
MEASUREMENT DISCLAIMER

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.









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.

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