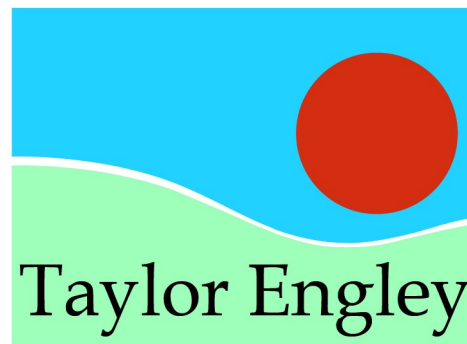


Valuers, Land & Estate Agents  
11 High Street, Hailsham  
East Sussex BN27 1AL

Tel: (01323) 440000  
Fax: (01323) 440750

[hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



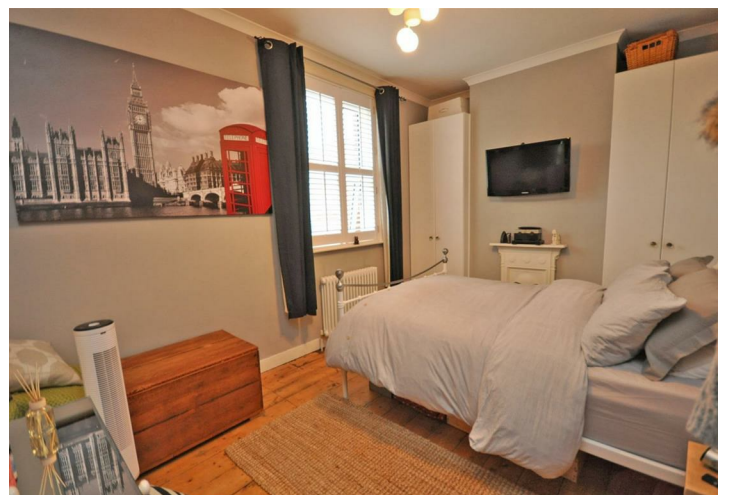
**51 Station Road, Hailsham, East Sussex, BN27 2BN**  
**Offers In Excess Of £215,000 Freehold**

**A charming two bedroom cottage, located within walking distance to Hailsham town centre and the common pond. The property is considered to be extremely well presented and features a sitting room with an open fire and French doors opening in to the rear garden, two double bedrooms and an impressive bathroom with tub bath and large walk-in shower cubicle. Gas fired central heating & sealed unit double glazing. EPC = TBC**



**ENTRANCE HALL \* DINING ROOM \* SITTING ROOM \* KITCHEN/BREAKFAST ROOM \* TWO  
DOUBLE BEDROOMS \* BATHROOM \* GARDEN \***

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.



UPVC front door to :

### **ENTRANCE HALL**

Radiator, stripped polished floorboards.

### **SITTING ROOM**

14'11" x 11'04" (4.55m x 3.45m)

Stripped polished floorboards, double glazed French doors to rear garden, feature open fireplace.

### **DINING ROOM**

11'06" x 9'05" (3.51m x 2.87m)

Radiator, double glazed window to front, stripped polished floorboards, feature fireplace.

### **KITCHEN**

14'03" x 7'04" (4.34m x 2.24m)

Fitted with a range of matching cupboards and drawers, space and plumbing for washing machine, one and a half bowl sink unit, space for cooker, tumble dryer and slimline dishwasher, breakfast bar, wooden worksurfaces, space for fridge/freezer, tiled floor, understairs storage cupboard, two double glazed windows to side, double glazed door to garden.

### **STAIRS TO FIRST FLOOR LANDING**

Hatch to loft space.

### **BATHROOM**

15'02" x 7'04" max (4.62m x 2.24m max)

Suite comprising large walk-in shower, tub style bath, low level flush WC, two washbasins, tiled floor, part tiled walls, two heated towel rails, double glazed window to rear, Velux window to side.

### **BEDROOM ONE**

13'08" x 9'07" (4.17m x 2.92m)

Stripped polished floorboards, radiator, double glazed window to front, two built-in wardrobe cupboards, feature fireplace, built-in storage cupboard.

### **BEDROOM TWO**

11'01" x 9'04" max (3.38m x 2.84m max)

Double glazed window to rear, built-in airing cupboard housing Pottern boiler.

### **REAR GARDEN**

Lawn, decked seating area, gravel area.

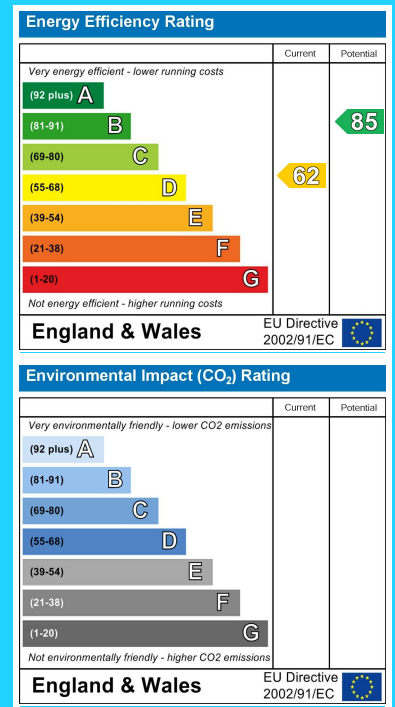
### **MEASUREMENT DISCLAIMER**

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.  
 Made with Metropix ©2020



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

**Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226**

