

Valuers, Land & Estate Agents

11 High Street, Hailsham

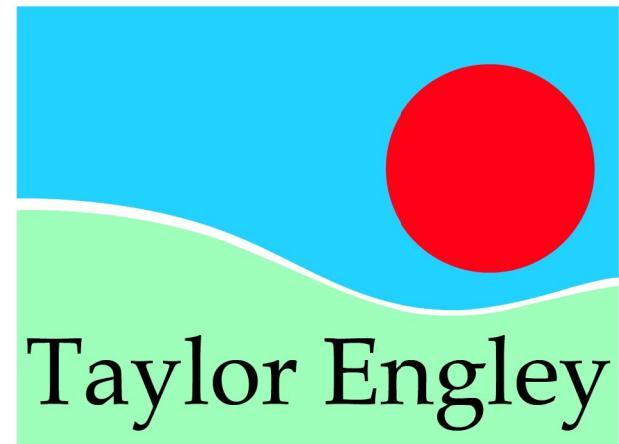
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**2 MANOR PARK HOMES ESTATE, NEW ROAD, HAILSHAM, BN27 4EN
OFFERS IN THE REGION OF £180,000 FREEHOLD**

OVER 50'S - PETS ALLOWED - Beautiful, spacious and flooded with natural light this two double bedroom park home is located in the small Manor Park development in Hellingly, just north of Hailsham. Taylor Engley are pleased to present this Omar double unit park home designed to last at least 50 years, are energy efficient and comes with a remaining 7 year Gold Shield structural warranty. Many upgrades include fully tiled bathroom and en-suite shower room, chrome switches, down lighters, extra set of French doors from the dining room to the spacious patio and off road parking and the kitchen is well equipped with built in appliances. Viewing is highly recommended.

ACCOMODATION COMPRISSES

Double glazed French doors opening into hallway with built in storage cupboard and airing cupboard housing the gas boiler.

KITCHEN/DINING ROOM

18'9 x 10'9 (5.72m x 3.28m)

Dual Aspect, double glazed, television point, telephone point, radiator

DINING ROOM AREA

Double glazed Georgian style French doors opening out to the patio open plan through to

SITTING ROOM



SITTING ROOM



SITTING/DINING ROOM



Open plan through to dining area

KITCHEN AREA

Double glazed window overlooking the side garden. Fitted with a good range of wall and base units incorporating cupboards and drawers, ample work top space and built in appliances include fridge/freezer, gas cooker with extractor over, washing machine, eye level oven, sink unit with chrome mixer tap

KITCHEN



KITCHEN/DINING ROOM



French double glazed door to garden

KITCHEN/DINING/SITTING ROOM

BEDROOM ONE



Double glazed window to side garden, fitted bedroom units, door to

EN-SUITE



White suite with low level flush wc, vanity sink unit with cupboards under, enclosed shower cubicle, fully tiled

BEDROOM TWO



Double glazed window to side, fitted bedroom furniture

BATHROOM

White suite comprising panelled bath, low level flush wc, wash hand basin, radiator, obscure double glazed window to side

SIDE GARDEN



Paved and enclosed by panelled fencing, leading to off road parking. Shed with power, further patio to rear and further grassed area to side

SIDE GARDEN



SIDE GARDEN



N.B CHARGES



Pitch fee per month £152.54

Fully furnished

Pets allowed

PLEASE NOTE

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.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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.

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

