

**Valuers, Land & Estate Agents**

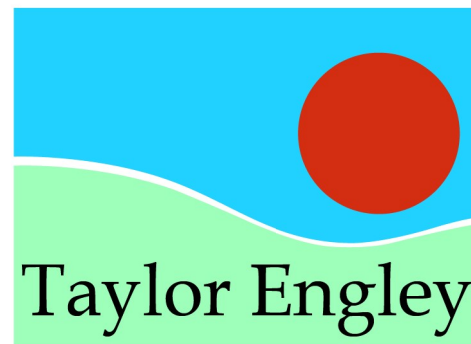
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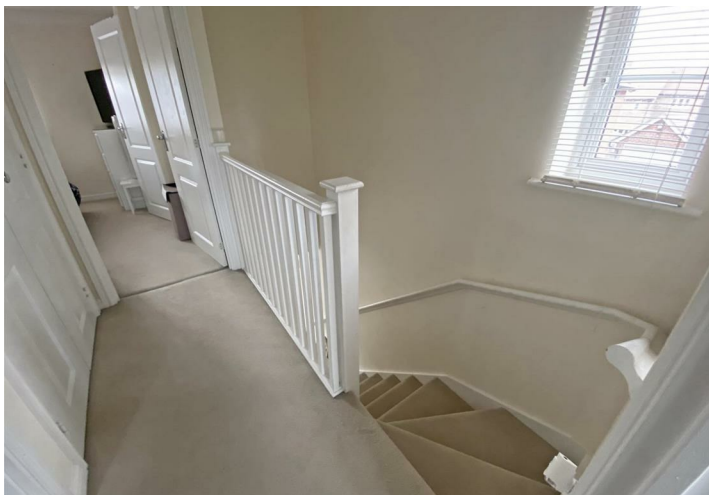
**7 The Spinners, Hailsham, East Sussex, BN27 1FJ**

**O.I.R.O £239,950 Freehold**

**\*\* CHAIN FREE \*\* AN EXTREMELY WELL PRESENTED two bedroom end of terrace house situated in the much sought after Burfield Valley development in north Hailsham. Features include en-suite shower room to master bedroom, ground floor cloakroom/wc, modern kitchen, gas fired central heating, double glazing, built-in cooker and hob, far reaching views over farmland, enclosed rear garden and allocated parking space. EPC = B**



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.





## **ACCOMMODATION COMPRISES:**

### **ENTRANCE HALL**

Radiator, telephone point.

### **CLOAKROOM WC**

White low level wc, pedestal wash hand basin, radiator, window to side.

### **KITCHEN DINER**

14'0" x 11'4" narrowing to 7'8" (4.27m x 3.45m narrowing to 2.34m)

Fitted with cream cupboards and drawers with wood effect work tops. Integral Electrolux oven and hob, Zanussi dishwasher. Space for washing machine. Stainless steel one and a half bowl sink unit. Glowworm wall mounted boiler. Extractor hood, window, radiator, understairs storage cupboard.

### **LIVING ROOM**

14'6" x 11'9" (4.42 x 3.58)

Radiator, television point, double aspect windows to side and rear, French doors to rear garden, stairs to first floor landing.

### **FIRST FLOOR LANDING**

Large built-in cupboard, hatch to loft space, window to side.

### **BEDROOM ONE**

11'3" max x 10'7" (3.43 max x 3.23)

Large double wardrobe cupboard, radiator, telephone point, window to rear, television point.

### **EN-SUITE SHOWER**

White low level wc, pedestal wash hand basin, shower cubicle with Mira shower, radiator, window, shaver point, extractor fan.

### **BEDROOM TWO**

10'9" x 7'11" (3.28 x 2.41)

Radiator, window with far reaching views over farmland, double wardrobe cupboard, telephone point.

## **BATHROOM**

White suite comprising pedestal wash hand basin, low level flush wc, P-shaped bath with Mira shower over. Glass shower screen, radiator, window, shaver point, extractor fan.

## **REAR GARDEN**

Enclosed by wall and fencing, patio areas, lawned area, timber shed.

## **PARKING**

Allocated parking space located to the side.

## **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.

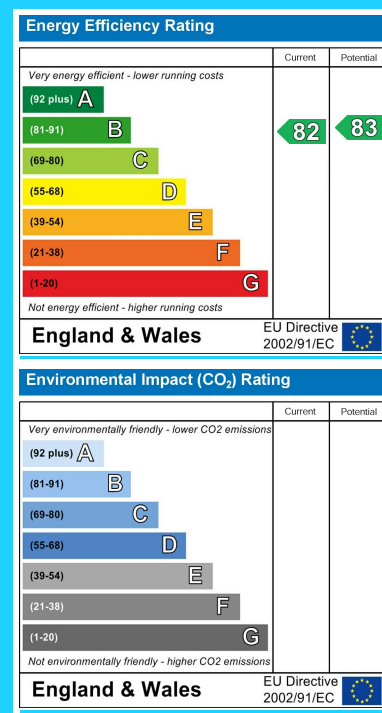












**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays**

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Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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