



A bright, spacious and beautifully presented bay fronted three bedroom semi-detached home with south facing rear garden, garage and driveway, situated in a sought after residential location in popular Hailsham, and is within close proximity of shops, schools, bus routes & road links. Entering through the bright entrance hall with parquet flooring, with a handy downstairs cloakroom, you are welcomed to the double aspect lounge/dining room, measuring over 24ft in length, which has a bay window to front and French doors leading to the rear garden. There is a kitchen which also leads onto the rear garden, and has plenty of space for appliances. Upstairs, off of the bright landing, there are three bedrooms, comprising of two double bedrooms both with fitted wardrobes, and a single bedroom. There is also a modern bathroom suite.

Price £335,000
Tenure Freehold



66 Solway, Hailsham, East Sussex, BN27 3HB

Surridge Mison
ESTATES

Outside, the south facing rear garden has been beautifully landscaped, with a lawned area as well as a patio, and a large shed and outside power point. To the front is another lawned area, and a large driveway providing ample off road parking. The driveway has a gated area which leads to the detached garage, which boasts an electric door. The location is popular, and is well served by excellent local schools to include Hawkes Farm Academy and Grovelands Community Primary School, both within walking distance, along with Hailsham Community College, which offers secondary and sixth form education. There are regular bus services nearby and road links. Hailsham is a popular market town with excellent shops, restaurants and amenities.

Entrance Hall

Double glazed casement door to front and double glazed window to side. Parquet flooring. Coved ceiling. Radiator. Stairs leading to first floor.

Cloakroom WC

Double glazed opaque window to front. Laminate flooring. Coved ceiling. Electric heater. W.C and wash hand basin.

Through Lounge/Dining Room - 7.59m x 3.18m (24'11" x 10'5")

Double aspect room with double glazed bay window to front and French doors leading to rear garden. Feature fireplace. Parquet flooring. Coved ceiling. Two radiators.

Kitchen - 3.66m x 2.51m (12'0" x 8'3")

Double glazed window and door to rear. Tiled flooring and partially tiled walls. Fully fitted with a range of wall and base units, with space and plumbing for washing machine, dishwasher and fridge/freezer. Built in eye level double electric oven. Work surfaces with inset stainless steel sink and drainer unit and 4 burner Induction hob with glass splashback and fitted stainless steel cooker hood.

First Floor Landing

Double glazed window to side. Airing cupboard. Loft access. Carpeted. Coved ceiling. Radiator.

Bedroom One - 3.81m x 2.95m (12'6" x 9'8")

Double glazed window to front. Mirror fronted fitted wardrobes. Radiator. Coved ceiling. Carpeted.

Bedroom Two - 3.66m x 3.15m (12'0" x 10'4")

Double glazed window to rear Mirror fronted built in wardrobes. Radiator. Coved ceiling. Carpeted.

Bedroom Three - 2.9m x 2.26m (9'6" x 7'5")

Double glazed window to front. Radiator. Coved ceiling. Laminate flooring.

Bathroom

Double glazed opaque window to rear. Tiled flooring and fully tiled walls. Coved ceiling. Chrome towel rail. Shaver point. Extractor fan. Modern suite comprising of bath with mixer taps and electric Mira shower over with fitted glass screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Front Garden

Mainly laid to lawn. Electric car charging point.

Driveway

Providing ample off road parking with gated area leading to garage.

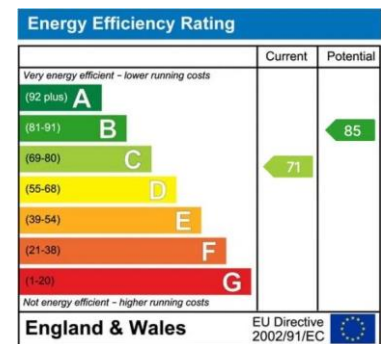
Garage

Single garage with electric door.

Rear Garden

Mainly laid to lawn with patio area. Flower beds and borders. Large shed. Outside power point. Fencing surround.

Council Tax Band- C



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Floor 0

Approximate total area⁽¹⁾

818 ft²
75.9 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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