

naea | propertymark

PROTECTED

PRS Property
Redress
Scheme



31 Hawks Town Gardens, Hailsham, East Sussex, BN27 1HU
Guide Price £410,000-£425,000



SurrIDGE Mison
ESTATES

A rarely available spacious and extended 5 bedroom detached home located in highly sought after North Hailsham set within 1/4 acre plot with large gardens, garage and ample driveway for off road parking all set overlooking a mature green.

Hailsham is a busy market town which is pleasantly situated just off the main A22, 7 miles from the East Sussex coast, set amidst the attractive open countryside including the South Downs. There are a variety of local and national shops, together with pubs, restaurants and leisure facilities in the town centre with further extensive shopping and entertainment outlets in the surrounding towns of Eastbourne, Hastings, Lewes and Tunbridge Wells. Regular train services are available in nearby town of Polegate, connecting to Brighton and Eastbourne for onward journeys to London Gatwick Airport and Ashford, Kent.

The property is a popular Bell & Pearson build and looks across the green which is part owned by all the residents of Hawks Town Gardens, and offers extremely generous space across two floors. Benefits include double glazing, oil fired central heating, open fireplace with fitted wood burner, two bathrooms and fitted kitchen/dining room and conservatory overlooking the beautiful rear gardens.

The gardens are mature and well maintained with a laid to lawn and an abundance of trees and shrubs. The driveway allows for ample parking off road and the garage will allow for additional storage alongside wooden outside sheds and workshop.

Viewing is going to be essential to be able to fully appreciate the unique opportunity on offer.





Entrance Porch - 3.56m x 1.07m (11'8" x 3'6")- Glazed porch with French doors to front, and double glazed windows to front and side. Laminate flooring.

Entrance Hall - 3.05m x 1.55m (10'0" x 5'1")- Double glazed door to front. Tiled flooring. Radiator.

Showers Room - 2.16m x 1.09m (7'1" x 3'7")- Double glazed opaque window to side. Vinyl flooring and tiled walls. Radiator and towel rail. Suite comprising of shower cubicle, wash hand basin and W.C.

Lounge - 6.02m x 3.61m (19'9" x 11'10")- Double glazed window to front and French doors leading to conservatory. Feature fireplace with tiled hearth and brick surround with fitted wood burner. Wooden flooring. Wall lights. Radiator. TV point. Coved ceiling.

Conservatory - 4.27m x 2.77m (14'0" x 9'1")- UPVc conservatory with French doors leading to rear garden. Laminate flooring. Radiator.

Kitchen/Dining Room - 8.33m x 3.15m (27'4" x 10'4")- Double aspect room with two double glazed windows to side and door leading to rear garden, and double glazed window to rear.

Kitchen Area- Tiled flooring and partially tiled walls. Built in understairs cupboard. Coved ceiling. Inset spotlights. Fully fitted with a range of wall and base units housing oil boiler, with space and plumbing for electric Range style cooker, washing machine, fridge/freezer and tumble dryer. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit with mixer taps.

Dining Room- Laminate flooring. Radiator.

First Floor Landing- Split level landing. Double glazed window to rear. Loft access. Carpeted.

Bedroom Four - 3.1m x 2.79m (10'2" x 9'2")- Double aspect room with double glazed windows to rear and side. Radiator. Carpeted. Coved ceiling.

Bedroom Five - 2.16m x 1.32m (7'1" x 4'4")- Double glazed window to side. Radiator. Carpeted. Coved ceiling.

Bathroom - 2.67m x 1.98m (8'9" x 6'6")- Double glazed opaque window to side. Built in airing cupboard. Vinyl flooring and partially tiled walls. Chrome towel rail. Shaver point. Bath with mixer taps and handheld shower attachment and wash hand basin set within vanity unit.

W.C. - 1.93m x 0.74m (6'4" x 2'5")- Double glazed opaque window to side. Vinyl flooring. W.C.

Bedroom One - 3.63m x 3.3m (11'11" x 10'10")- Double glazed window to rear. Radiator. Carpeted.

Bedroom Two - 3.58m x 2.59m (11'9" x 8'6")- Double glazed window to front. Radiator. Carpeted.

Bedroom Three - 3.84m x 2.44m (12'7" x 8'0")- Double glazed window to front. Radiator. Carpeted.

Garage & Driveway- Electric up & over door to front. Glazed window to rear. Large block paved driveway providing ample off road parking.

Rear Garden- Large garden being mainly laid to lawn with patio area. Three sheds. Mature trees and shrubs. Gated side access with fencing surrounds.



Utilities

This property has the following utilities:

- Water; Mains
- Drainage; Mains
- Gas; None
- Electricity; Mains
- Primary Heating; Oil fired
- 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>

Surridge Mison Estates

66 High Street, Westham, Pevensey,
 East Sussex, BN24 5LP

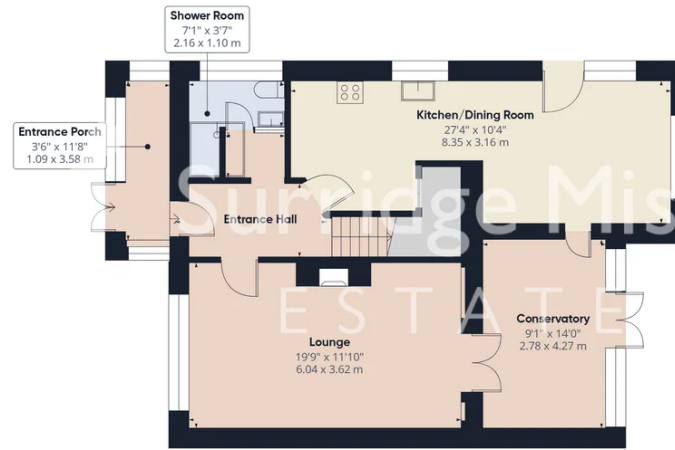
Tel 01323 460617

Email info@surridgemison.com

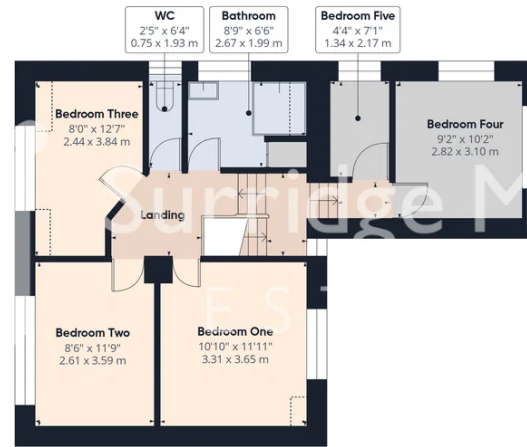
Web www.surridgemison.com

Company Registration Number 14506438

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.



Floor 0



Floor 1



Approximate total area^m

1395 ft²
 129.6 m²

Reduced headroom

14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

