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PROTECTED

PRS Property
Redress
Scheme



55 Brunel Drive, Hailsham, East Sussex, BN27 3FX
£325,000



Surridge Mison
ESTATES

A highly sought-after development in the market town of Hailsham is home to this deceptively spacious terraced town house. Offering a spacious and bright home set over three floors with modern amenities, this property benefits from three double bedrooms, two boasting en-suite shower rooms, modern kitchen/breakfast room with integral appliances, conservatory, garage & off road parking, a landscaped rear garden plus double glazing and gas central heating.

You enter into an entrance hall which has a handy ground floor cloakroom. To the left, is the kitchen/breakfast room, which is fully fitted with modern wall and base units and has a feature breakfast bar area. The kitchen is well equipped with integral appliances to include fridge/freezer, washing machine and dishwasher. The lounge has a built in understairs cupboard and has French doors which lead onto the conservatory, which has French doors onto the rear garden.

On the first floor, the landing has a built in airing cupboard, and provides access to the bedrooms. Bedroom two has a modern en-suite shower room. There is another bedroom plus a family bathroom. On the second floor is a landing with two built in cupboards, and bedroom one, which again has an en-suite shower room.

Outside, the property has a rear garden, which has gated rear access, and is laid to lawn with a patio area. There is a single garage to the rear with an up & over door to front, and the off road parking is in front of this.

The property is located in the town of Hailsham in East Sussex, with excellent local schools, shops, parks & a sense of community living. Hailsham is a sought after market town that is close by, with a busy high street with boutique shops and large chains and excellent bus routes, along with road links.





Entrance Hall - 2.67m x 2.06m (8'9" x 6'9")- Casement door to front. Vinyl flooring. Radiator. Stairs leading to first floor.

Cloakroom - 1.68m x 1.09m (5'6" x 3'7")- Double glazed opaque window to front. Vinyl flooring. Radiator. Extractor fan. Wash hand basin with tiled splashback. W.C.

Kitchen/Breakfast Room - 5.13m x 2.46m (16'10" x 8'1")- Double glazed window to front. Tiled flooring and partially tiled walls. Radiator. Fully fitted with a range of cream shaker style wall and base units housing wall mounted boiler, and integral appliances to include fridge/freezer, washing machine and dishwasher. Single electric oven. Work surfaces with breakfast bar area, and inset 4 burner gas hob with tiled splashback and fitted extractor fan, and inset stainless steel sink and drainer unit.

Lounge - 5.18m x 3.35m (17'0" x 11'0")- Double glazed window to rear and French doors leading to conservatory. Built in understairs cupboard. Radiator. Carpeted.

Conservatory - 4.62m x 2.13m (15'2" x 7'0")- UPVc conservatory with French doors leading to rear garden. Laminate flooring.

First Floor Landing - 3.71m x 1.98m (12'2" x 6'6")- Built in cupboard. Radiator. Carpeted. Stairs leading to second floor.

Bedroom Two - 3.76m x 3.3m (12'4" x 10'10")- Double glazed window to rear. Carpeted. Radiator. Door leading to en-suite shower room.

En-Suite Shower Room - 2.13m x 1.8m (7'0" x 5'11")- Double glazed opaque window to rear. Vinyl flooring. Radiator. Extractor fan. Suite comprising of shower cubicle with tiled enclosure, wash hand basin set within vanity unit with tiled splashback and W.C.

Bedroom Three - 3.96m x 2.49m (13'0" x 8'2")- Double glazed window to front. Radiator. Carpeted.

Bathroom- Double glazed opaque window to front. Vinyl flooring. Radiator. Extractor fan. Suite comprising of bath with mixer taps and tiled surround with handheld shower attachment, wash hand basin with tiled splashback and W.C.

Second Floor Landing - 2.31m x 0.91m (7'7" x 3'0")- Two built in cupboards. Radiator. Carpeted.

Bedroom One - 4.27m x 3.58m (14'0" x 11'9")- Double glazed window to front. Loft access. Built in cupboard. Radiator. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room - 2.59m x 1.65m (8'6" x 5'5")- Double glazed opaque window to rear. Vinyl flooring. Radiator. Extractor fan. Suite comprising of shower cubicle with tiled enclosure, wash hand basin with tiled splashback and W.C.

Rear Garden- Mainly laid to lawn with patio area. Fencing surrounds with gated rear access.



Council Tax Band- D EPC Rating- B Tenure- Freehold

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>

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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.

