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PROTECTED

PRS Property
Redress
Scheme



2 Splice Lane, Hailsham, East Sussex, BN27 1FD
£280,000



Surridge Mison
ESTATES

A highly sought-after development in the market town of Hailsham is home to this deceptively spacious end of terraced home. Offering a spacious and bright home with modern amenities, this property benefits from three bedrooms, modern kitchen/dining room with island unit plus a utility area, garage & off road parking, rear garden with conservatory plus summerhouse, triple aspect lounge with fitted wood burner, main bedroom with en-suite bathroom, plus double glazing and gas central heating.

You enter into an entrance hall which has a handy ground floor cloakroom along with a built in understairs cupboard. To the left, is the large, triple aspect living room, with French doors leading to the conservatory and a fireplace with fitted wood burner. The kitchen/dining room, again double aspect, is fully fitted with modern wall and base units and has a feature island unit. There is also a utility area which houses the boiler and has space for appliances, as well as allowing access to the garden.

Upstairs, the landing has a built in airing cupboard, and provides access to the bedrooms. Bedroom one has a modern en-suite bathroom. There are two further bedrooms and another bathroom.

Outside, the property has a rear garden, which has gated side access, and a shed, and a summerhouse with power. 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. There is a front garden with plenty of planting.

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 - 3.15m x 2.74m (10'4" x 9'0")- Casement door to front. Laminate flooring. Radiator. Stairs leading to first floor with large built in understairs cupboard.

Cloakroom - 1.6m x 0.86m (5'3" x 2'10")- Double glazed opaque window to front. Laminate flooring. Wash hand basin set within vanity unit with tiled splashback and W.C.

Lounge - 5.66m x 3.1m (18'7" x 10'2")- Triple aspect room with double glazed window to front with fitted shutters, double glazed window to side and French doors leading to conservatory. Open fireplace with brick surround and fitted wood burner. Laminate flooring.

Conservatory - 2.95m x 2.67m (9'8" x 8'9")- Glazed conservatory with tiled flooring and access to the rear garden.

Kitchen/Dining Room - 5.66m x 3.61m (18'7" x 11'10")- Double aspect room with double glazed window to front with fitted shutters and double glazed window to rear. Radiator. Laminate flooring and partially tiled walls. Fully fitted with a range of white gloss wall and base units with space for fridge/freezer. Built in eye level electric oven. Feature island unit. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit and 4 burner electric hob with fitted extractor hood.

Utility Area - 2.54m x 1.75m (8'4" x 5'9")- Glazed door leading to rear garden. Laminate flooring. Wall mounted boiler. Partially tiled walls. Base unit and space and plumbing for washing machine and tumble dryer, with work surfaces over.

First Floor Landing - 3.91m x 2.79m (12'10" x 9'2")- Double glazed window to rear. Built in airing cupboard. Laminate flooring. Radiator.

Bedroom One - 3.99m x 3.81m (13'1" x 12'6")- Double glazed window to front. Laminate flooring. Radiator. Loft access. Door leading to en-suite bathroom.

En-Suite Bathroom - 2.46m x 1.83m (8'1" x 6'0")- Double glazed opaque window to rear. Fully tiled walls and laminate flooring. Towel rail. Extractor fan. Modern suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.91m x 3.17m (12'10" x 10'5")- Double glazed window to front. Laminate flooring. Radiator.

Bedroom Three - 2.31m x 2.21m (7'7" x 7'3")- Double glazed window to rear. Laminate flooring. Radiator.

Bathroom - 2.54m x 1.68m (8'4" x 5'6")- Double glazed opaque window to front. Partially tiled walls and vinyl flooring. Radiator. Extractor fan. Suite comprising of bath with mixer taps and handheld shower attachment, wash hand basin and W.C.

Garage & Off Road Parking- Single garage with up & over door to front. Parking in front of the garage.

Rear Garden- Astroturf area. Gated rear access with fencing surround. Shed, and summerhouse with power.

Front Garden- Landscaped with paved and shingle areas with plenty of planting.



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>

Surridge Mison Estates

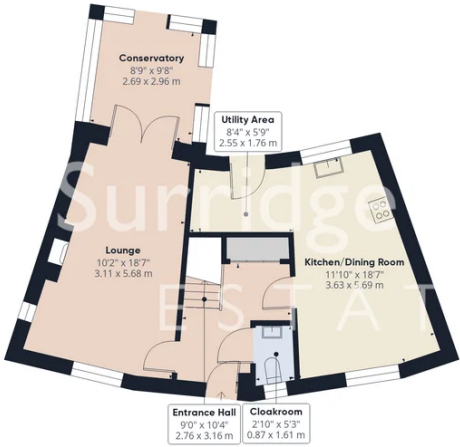
66 High Street, Westham, Pevensey,
East Sussex, BN24 5LP
Tel 01323 460617

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
1119 ft²
104 m²

(1) Excluding balconies and terraces

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

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