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PROTECTED

PRS Property
Redress
Scheme



33 Hawks Town Gardens, Hailsham, East Sussex, BN27 1HU
£345,000



Surridge Mison
ESTATES

CHAIN FREE

This well presented extended three bedroom, 'Bell and Pearson' family home in North Hailsham offers a spacious home to its new owner. It is situated on a green in a quiet residential area and is considered to be a quiet and sought after location with great access to local schools, shops and amenities.

The property offers updates whilst leaving character and best use of space, and has provided extended ground floor space with a bright open aspect to the sunny rear garden.

The ground floor accommodation comprises of, entrance hallway with built in storage and staircase rising to the first floor. The reception space communicates through from lounge with front aspect, to the extended dining area which open into the kitchen and out to the rear garden. The kitchen/breakfast room is well equipped with a range of modern fitted units, and has plenty of space for appliances.

Upstairs there are three bedrooms, one with fitted wardrobes, and a modern refitted bathroom. The rear garden has a paved patio area leading to a raised lawn with an abundance of mature shrubs and trees and the garden is equipped with a wooden shed. The front of the property offers ample off road parking and looks across the green which is part owned by all the residents of Hawks Town Gardens.

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





Entrance Hall - 3.68m x 1.85m (12'1" x 6'1")

Oak internal doors throughout. Casement door to front. Double glazed window to side with fitted blinds. Stairs leading to first floor with built in understairs cupboard and further storage cupboard. Wooden laminate flooring. Radiator. Coved ceiling.

Lounge - 6.98m x 3.61m (22'11" x 11'10")

Double glazed window to front. Electric fireplace with stone surround. Wooden laminate flooring. Two radiators. Coved ceiling.

Dining Room - 5.16m x 2.41m (16'11" x 7'11")

Patio doors leading to rear garden. Wooden laminate flooring. Telephone point. TV point. Radiator. Coved ceiling.

Kitchen/Breakfast Room - 3.12m x 2.74m (10'3" x 9'0")

Double aspect room with double glazed window to rear and double glazed window and 1/2 glazed UPVC door to side. Tiled flooring and partially tiled walls. Inset spotlights. Fully fitted with a range of wall and base units housing concealed boiler, with space and plumbing for American style fridge/freezer, washing machine and slimline dishwasher. Space for electric cooker with fitted cooker hood. Work surfaces with inset ceramic 1 and 1/2 bowl sink and drainer unit.

First Floor Landing - 2.34m x 0.79m (7'8" x 2'7")

Double glazed window to side with fitted blinds. Loft access. Carpeted. Coved ceiling.

Bedroom One - 3.89m x 3.38m (12'9" x 11'1")

Double glazed window to front with fitted shutters. Built in wardrobes. Radiator. Carpeted. Coved ceiling.

Bedroom Two - 3.15m x 3.05m (10'4" x 10'0")

Double glazed window to rear with fitted shutters. Radiator. Carpeted. Coved ceiling.

Bedroom Three - 2.13m x 2.11m (7'0" x 6'11")

Double glazed window to front with fitted shutters. Radiator. Carpeted. Coved ceiling.

Bathroom - 2.36m x 2.34m (7'9" x 7'8")

Double glazed opaque windows to rear and side. Laminate flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Modern suite comprising of bath with mixer taps, with rainfall shower over and handheld shower attachment with fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Rear Garden

Paved with steps leading to a lawned area. Walled and fenced surround with gated side access. Shed. Trees and shrubs.

Driveway

Shingle driveway providing ample off road parking. Hedging.



Utilities

This property has the following utilities:
Water; Mains
Drainage; Mains
Gas; Mains
Electricity; Mains
Primary Heating; Gas central heating
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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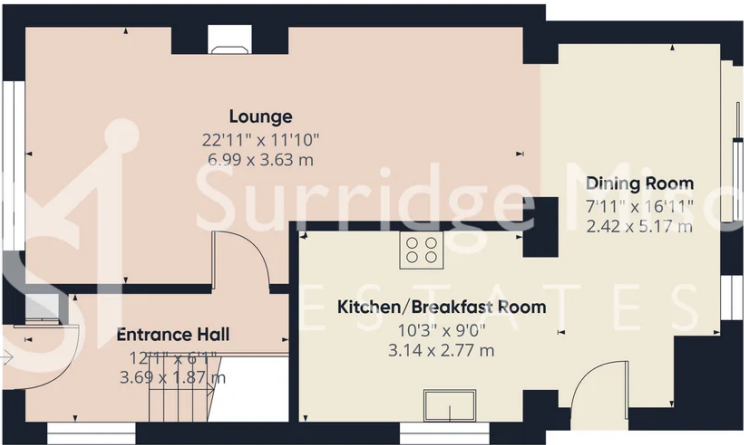
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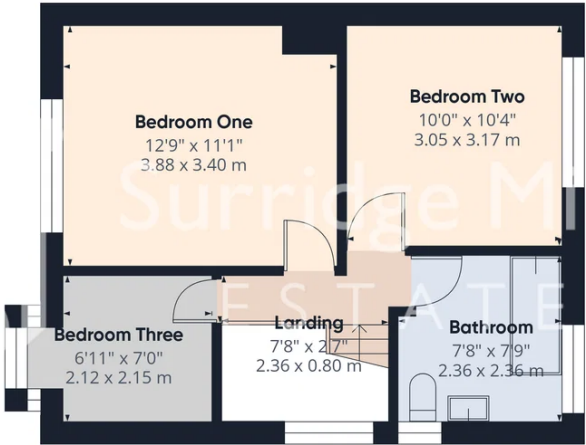
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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.



Floor 0



Floor 1



Approximate total area^m
924 ft²
85.9 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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