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PROTECTED

PRS Property
Redress
Scheme



36 The Belfry, Hailsham, East Sussex, BN27 3UG
£280,000



Surridge Mison
ESTATES

The Belfry is a quiet cul-de-sac in a sought after residential location in Hailsham, and is home to this beautifully presented and maintained end of terrace home. Having been updated and improved by the current owners, the home benefits from two double bedrooms, large and beautifully landscaped rear garden, modern kitchen with space for appliances, garage, block paved driveway offering a large amount of parking, lounge plus solid roof conservatory and a modern bathroom suite.

Further benefits include double glazing and gas central heating, and the accommodation on offer begins in the entrance hall which has staircase leading to the first floor and a modern casement door. The kitchen is off the hall, and is a modern, well-equipped space with plenty of room for appliances. The lounge has patio doors which lead onto the conservatory. The conservatory has been adapted to make it a year long room, with a solid roof, French doors to the rear and a side door plus double glazed windows all with fitted blinds, and a feature radiator.

On the first floor is a landing with loft access, and two double bedrooms. Bedroom one has built in wardrobes, and bedroom two has a built in airing cupboard which houses an updated combi boiler. There is also a luxury refitted bathroom suite.

Outside, to the front is a block paved driveway providing ample off road parking, and a garage which has electric door to front and power and light. The rear garden has been beautifully landscaped to make it a low maintenance retreat for any new owner to enjoy. There is an artificial lawn area, decking and a patio. Mature trees and fencing surround with gated side and rear access. There is also power and light.

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.





Entrance Hall - 2.95m x 1.78m (9'8" x 5'10")

Casement door to front. Laminated wood flooring. Radiator. Stairs leading to first floor.

Kitchen - 2.97m x 2.29m (9'9" x 7'6")

Double glazed window to front. Laminated wood flooring and partially tiled walls. Fully fitted with a range of wall and base units with space and plumbing for fridge/freezer, washing machine and dishwasher. Built in double electric oven. Work surfaces with inset 4 burner gas hob with fitted stainless steel cooker hood and inset stainless steel sink and drainer unit.

Lounge - 4.27m x 3.56m (14'0" x 11'8")

Patio doors leading to conservatory. Laminated wood flooring. Radiator. TV point.

Conservatory - 3.48m x 2.57m (11'5" x 8'5")

Solid roof conservatory with French doors to rear and double glazed door to side, and double glazed windows surround all with fitted blinds. Radiator. Laminated wood flooring.

First Floor Landing - 1.47m x 0.97m (4'10" x 3'2")

Double glazed opaque window to side. Loft access. Carpeted.

Bedroom One - 2.92m x 2.67m (9'7" x 8'9")

Double glazed window to rear. Built in wardrobes. Carpeted. Radiator.

Bedroom Two - 3.56m x 2.54m (11'8" x 8'4")

Double glazed window to front. Built in airing cupboard housing combi boiler. Carpeted. Radiator.

Bathroom - 1.88m x 1.68m (6'2" x 5'6")

Vinyl flooring and partially tiled walls. Inset ceiling LED lights. 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 with concealed cistern.

Garage - 4.95m x 2.51m (16'3" x 8'3")

Single garage with electric door to front. Power and light.

Driveway

Block paved driveway providing ample off road parking. Outdoor lighting.

Rear Garden

Laid with artificial lawn with patio and decking area. Outdoor lighting and power. Fencing surrounds with gated side and rear access. Flower beds and borders. Mature trees.



Council Tax Band- C EPC Rating- C Tenure- Freehold

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>

Surridge Mison Estates

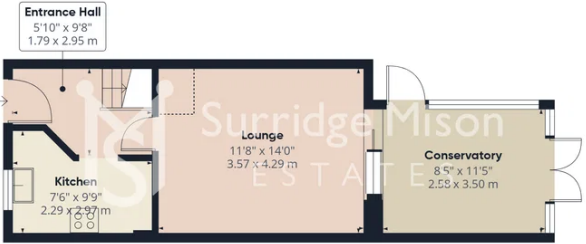
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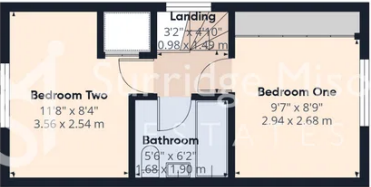
Web www.surridgemison.com

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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

760 ft²
70.6 m²

Reduced headroom

8 ft²
0.7 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.

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