


# 43 Quinnell Drive, Hailsham, East Sussex, BN27 1QN

Guide Price **£300,000-£315,000**

Surridge Mison
ESTATES

Quinnell Drive is a quiet spot in a sought after residential location in Hailsham, and is home to this well presented and extended semi-detached home. Having been updated and improved by the current owners, the home benefits from three bedrooms, a pleasant open aspect at the rear, gardens, modern kitchen open to dining/family room with space for appliances, workshop with power, driveway offering a good amount of parking, lounge plus en-suite shower room and 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. The bay fronted lounge has a fireplace and leads through to the open plan kitchen. This is well-equipped space and bright space with plenty of room for appliances and opening to a spacious dining/family room with patio doors which lead into the rear garden.

On the first floor is a landing with loft access, providing a space with fitted ladder, boarding and Velux window and three bedrooms. Bedroom one has deep built in wardrobe and an en-suite shower room, and bedrooms two and three overlook the garden and fields to the rear. There is also a modern bathroom.

Outside, there is a shared driveway providing off road parking and further off road parking to the front of the property, plus secure parking space in the rear garden. The rear garden has a pleasant open aspect, with laid to lawn and paved areas are enclosed by fencing with the Workshop accessed here. The workshop has power and light and is fully insulated, and would make an ideal home office/gym/garden room.

Hailsham is a popular 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** - 1.19m x 1.12m (3'11" x 3'8")-UPVc door to front. Carpeted. Radiator. Stairs leading to first floor.

**Lounge** - 4.09m x 2.97m (13'5" x 9'9")-Double glazed bay window to front. Feature fireplace with tiled hearth. Laminated wood flooring. Understairs storage alcove. Radiator. Glazed internal door leading to kitchen/dining room.

**Kitchen/Dining Room** - 6.35m x 4.01m (20'10" x 13'2")-Double aspect room with French doors leading to rear garden, double glazed window to rear and two double glazed windows to side, plus two Velux roof windows making this space bright and spacious. Understairs storage recess with shelving. Laminated wood flooring. Inset spotlights. Radiator. Fully fitted with a range of shaker style wall and base units with space for American style fridge/freezer, plumbing and space for dishwasher and washing machine. Space for Range style cooker with tiled splashback and fitted cooker hood. Wooden work surfaces with inset butler style sink.

**First Floor Landing** - 3.35m x 0.91m (11'0" x 3'0")-Double glazed window to side. Built in cupboard over stairs, and built in airing cupboard. Loft access with fitted ladder, boarding and Velux window. Carpeted.

**Bedroom One** - 4.04m x 2.59m (13'3" x 8'6")-Two double glazed windows to front. Deep built in wardrobe. Radiator. Carpeted. Door leading to en-suite shower room.

**En-Suite Shower Room** - 2.01m x 0.89m (6'7" x 2'11")-Vinyl flooring. Inset spotlights. Modern suite compromising of shower cubicle, wash hand basin and W.C.

**Bedroom Two** - 3.71m x 2.03m (12'2" x 6'8")-Double glazed window to rear. Radiator. Carpeted.

**Bedroom Three** - 2.79m x 1.91m (9'2" x 6'3")-Double glazed window to rear. Radiator. Carpeted.

**Bathroom** - 2.01m x 1.55m (6'7" x 5'1")-Skylight. Vinyl flooring. Inset spotlights. Chrome towel rail. Modern suite compromising of bath with mixer taps and composite panels surround, with rainfall shower head, handheld shower attachment and fitted glazed screen, wash hand basin set within vanity unit and W.C.

**Front Garden-**Mainly laid to lawn with white picket fence.

**Driveway & Parking-**Shared driveway plus further off road parking space.

**Rear Garden-**Mainly laid to lawn with paved area. Workshop with power and light and wooden shed. Mature trees, shrubs, flower beds and planting. Fencing surrounds with gated access.

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


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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.









