

**For Sale**

**St Boswells Close, Hailsham, BN27 3WB**



**£340,000**

### **3 bedroom Detached**

- ✓ Immaculate Detached Family Home
- ✓ 3 Bedrooms
- ✓ Kitchen/Breakfast Room
- ✓ Utility Room
- ✓ Large open-plan Sitting/Dining Room
- ✓ Master Bedroom with En-suite Shower Room
- ✓ Cloakroom and Bathroom
- ✓ Front and Rear Gardens



## Description

A very attractive, light and spacious bow-fronted family home with accommodation comprising entrance hallway, kitchen/breakfast room, utility room, large sitting room open-plan to dining room, cloakroom, 3 bedrooms and a family bathroom. The property also benefits from front and rear gardens, driveway providing off-road parking, a single garage and UPVC double glazing.

### SERVICES

Mains gas

Metered water

Council Tax Band E - 2018/2019 £2,415.12

## Location

Situated in a quiet cul-de sac off Gleneagles Drive within a short driving distance of the ancient market town of Hailsham with it's extensive range of shopping and recreational facilities and primary and secondary schools.

The coast at Eastbourne is about 8 miles away.

There are regular services to London from Polegate ( which is about 3 miles away) on the Victoria line.

## Ground Floor

**Entrance Hallway** - Storm porch to the UPVC door with feature leaded light windows to the side and above, stairs rising to the first floor.

**Kitchen/Breakfast Room** - 12'03" x 10'03" (plus deep door recess with large understairs cupboard) Ample range of modern wall and base units with complementary worksurfaces over, 1 1/4 bowl stainless steel sink and drainer unit with mixer tap, built-in Bosch double oven, inset gas hob with extractor over, built-in dishwasher, window to the rear garden.

**Utility Room** - Matching wall and base units with worksurface over, circular single bowl sink with mixer tap, wall-mounted gas-fired central heating boiler, space and plumbing for washing machine, door to rear garden.

**Sitting Room** - 14'05" (into bay) x 10'06" A bright and sunny room with large, useable bay window to the front.

**Dining Room** - 10'10" x 8'8" Open-plan to the sitting room, bi-fold doors to the rear garden.

**Cloakroom** - White suite comprising low level W.C., pedestal wash handbasin, obscure window to the side.

## First Floor

**Landing** - Insulated hatch to boarded loft space.



**Bedroom 1** - 14'01" (into bay) x 9'03" Large useable bay window to the front, door to en-suite shower room.

**En-suite Shower Room** - White suite comprising low level W.C., pedestal wash handbasin, shower cubicle with plumbed-in shower, obscure window to the side.

**Bedroom 2** - 10'10" x 10'07" Window to the rear garden.

**Bedroom 3** - 10'06" x 6'11" Window to the rear garden.

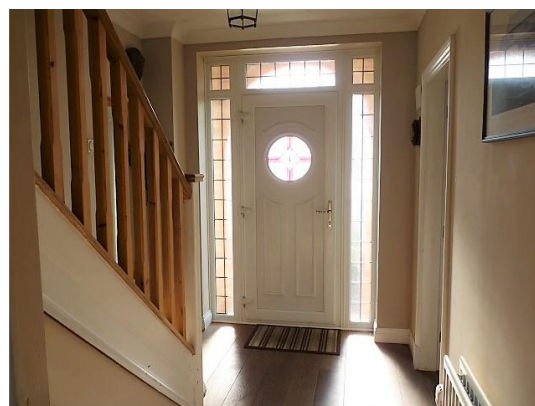
**Family Bathroom** - White suite comprising panelled bath with hand-held shower attachment and mixer tap, low level W.C., pedestal wash handbasin, good sized linen cupboard, obscure window to the front.

## Exterior

**Front Garden, Driveway and Garage** - Area of front garden laid to lawn. Driveway providing off-road parking for two vehicles and a single garage with up and over door, light and power connected. There is a gated side access to the rear garden.

**Rear Garden** - A good size, private and fence enclosed rear garden mainly laid to lawn, vegetable patch, large garden storage shed, summerhouse, patio seating area to the rear of the house, outside tap, pedestrian door to the garage.

**Disclaimer:** We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information. Therefore, these particulars, whilst believed to be accurate are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, and the measurements given are approximate.

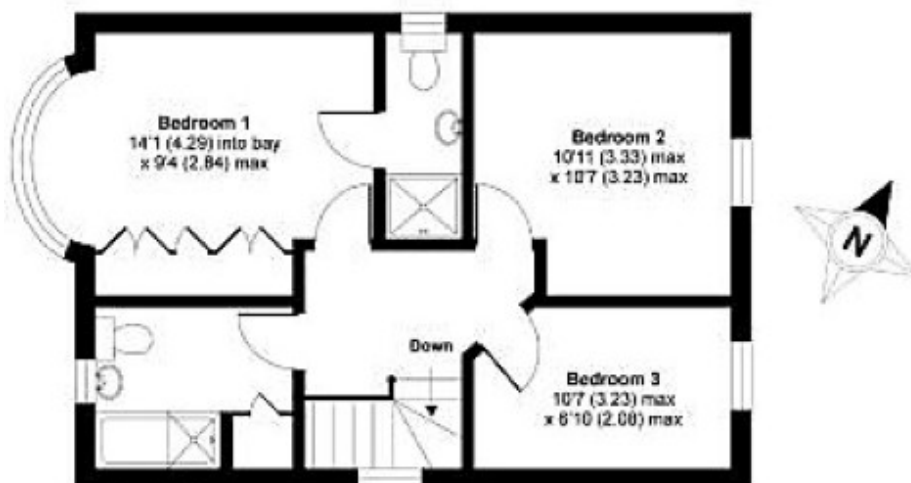




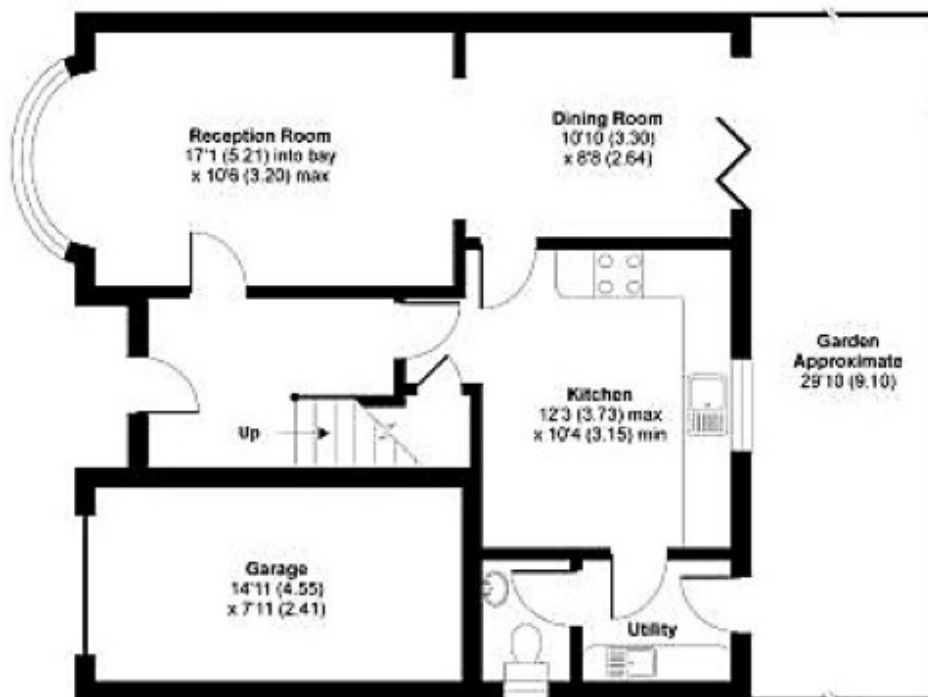


## Floorplans

APPROX. GROSS INTERNAL FLOOR AREA 1176 SQ FT 109.2 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

## Energy Efficiency and Environmental Impact

