TOWN PROPERTY

01323 412200

Freehold

2 Bedroom | 1 Reception | 2 Bathroom

£295,000



9 Willow Avenue, Hailsham, BN27 1TH

A well presented two double bedroom detached bungalow, occupying a generous corner plot and offering excellent parking, a double garage and attractive gardens. The property provides well proportioned and versatile accommodation, comprising of two double bedrooms, with the principal bedroom benefiting from an En suite, together with a spacious family bathroom featuring a separate shower cubicle. There is a comfortable lounge and a well appointed kitchen with a range of integrated appliances. Externally, the property enjoys a generous corner plot with gardens, ample off road parking and a substantial double garage with electric roller doors, providing excellent storage and secure parking. Situated in a convenient location close to Hailsham town centre, the property is within easy reach of the town's excellent range of shops, restaurants, cafés, medical facilities and everyday amenities, together with local transport links providing access to surrounding towns and areas. An appealing bungalow offering spacious accommodation, excellent parking and garage facilities, all set within a convenient Hailsham location.

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Main Features

- Semi Detached Bungalow
- 2 Double Bedrooms
- Lounge
- Modern Kitchen with Integrated Appliances
- Double Glazed Conservatory
- Bath & Shower Room/WC
- En Suite Shower Room/WC
- Driveway
- Garage

Entrance
Front door to-

Porch
Radiator. Glass roof. Double glazed windows. Opening to-

Hallway
Radiator. Cupboard. Loft access (not inspected).

Bedroom 2
9'8 x 8'10 (2.95m x 2.69m)
Radiator. Wardrobe. Double glazed window to front aspect.

Lounge
17'5 x 10'8 (5.31m x 3.25m)
Radiator. Feature electric fireplace. Double glazed window to front aspect.

Bath & Shower Room/WC
Panelled bath with mixer tap. Corner shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Heated towel rail. Two double glazed windows.

Bedroom 1
14'2 x 10'5 (4.32m x 3.18m)
Radiator. Fitted bedroom furniture including wardrobes and dressing table. Double glazed window to rear aspect.

En Suite Shower Room/WC
Shower cubicle. Low level WC. Wash hand basin with mixer tap and vanity unit under. Heated towel rail.

Kitchen
11'4 x 9'2 (3.45m x 2.79m)
Range of wall and base units, surrounding bamboo worktop with inset one and half bowl sink unit and mixer tap. Four ring gas hob with extractor above. Eye level electric oven. Integrated fridge freezer, dishwasher and washing machine. Double glazed windows to rear and side aspects. Double glazed door to-

Conservatory
7'10 x 6'3 (2.39m x 1.91m)
Radiator. Double glazed windows.

Outside
The rear garden is mainly laid to lawn with an area of patio.

Parking
A driveway provides off road parking. There is further off road parking in front of the-

Double Garage
21'9 x 18'4 (6.63m x 5.59m)
Electric roller doors. Light and power.

COUNCIL TAX BAND = C

EPC = D

We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into 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. If you do not have your own surveyor, we would be pleased to recommend one. 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.