



01323 412200

TOWN PROPERTY

Freehold

Guide Price

£325,000 - £335,000



3 Bedroom



1 Reception



1 Bathroom



19 St. Boswells Close, Hailsham, BN27 3WB

GUIDE PRICE £325,000 - £335,000

Nestled within a quiet cul-de-sac in the popular market town of Hailsham, this beautifully presented three bedroom semi detached home has been thoughtfully updated and meticulously maintained by the current owner, creating a property that is ready to move straight into. Offering spacious and well balanced accommodation throughout, the ground floor features a welcoming entrance hall, a generous living area, a well appointed kitchen/dining space ideal for modern family living, and the added convenience of a ground floor WC. Upstairs, there are three well proportioned bedrooms served by a contemporary family bathroom. Externally, the property continues to impress with a sunny, low maintenance rear garden, providing the perfect setting for outdoor dining, entertaining guests, or simply relaxing. A garage and off road parking complete the package, offering excellent practicality. Ideally positioned within easy reach of highly regarded schools, excellent transport links, and Hailsham's wide range of shops, supermarkets, cafés and everyday amenities, this fantastic home is perfectly suited to families, first time buyers and those looking to enjoy a peaceful yet convenient location. Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.



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Hailsham, BN27 3WB

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Main Features

- Well Presented Semi Detached Home In Hailsham
- 3 Bedrooms
- Ground Floor Cloakroom
- Lounge
- Fitted Kitchen
- Dining Area
- Modern Bathroom/WC
- Double Glazing
- Secluded Rear Garden Laid to Patio & Artificial Lawn
- Off Road Parking & Garage

Entrance

Double glazed door to -

Porch

Radiator. Door to cloakroom and further door to lounge.

Ground Floor Cloakroom

Low level WC. Pedestal wash hand basin with mixer tap. Radiator. Extractor fan.

Lounge

15'1 x 12'0 (4.60m x 3.66m)

Radiator. Understairs cupboard. Double glazed window to front aspect. Opening to -

Fitted Kitchen

15'2 x 8'7 (4.62m x 2.62m)

Range of fitted wall and base units. Worktop with inset single drainer sink unit and mixer tap. Built-in gas hob and electric oven under. Extractor cooker hood. Plumbing and space for appliances. Radiator. Double glazed window. Opening to -

Triple Aspect Dining Area

7'3 x 6'2 (2.21m x 1.88m)

Double glazed windows to 3 sides. Double glazed door to garden.

Stairs from Ground to First Floor Landing:

Loft access (not inspected).

Bedroom 1

13'3 x 9'7 (4.04m x 2.92m)

Radiator. Cupboard and built-in wardrobe. 2 Double glazed windows to front aspect.

Bedroom 2

8'6 x 7'8 (2.59m x 2.34m)

Radiator. Double glazed window to rear aspect.

Bedroom 3

8'9 x 6'4 (2.67m x 1.93m)

Radiator. Double glazed window to rear aspect.

Modern Bathroom/WC

White suite comprising panelled bath with chrome mixer tap, shower attachment and shower screen. Low level WC. Pedestal wash hand basin. Radiator. Part tiled walls. Frosted double glazed window.

Outside

Rear Garden: laid to patio and artificial grass. Side access.

Front Garden: Block paved driveway providing off road parking.

Garage

With up & over door.

EPC = C

Council Tax Band = D

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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.