



7 Oaklands Way, Hailsham, East Sussex BN27 3NW



This is the house you are looking for if you want a good size family home, with 2 bathrooms, a conservatory, large kitchen with space to dine. All within walking distance of convenience stores like Tesco Express, as well as Burfield academy (Primary school) right on your doorstep!

- HALLWAY
- SHOWER ROOM
- LOUNGE
- DINING ROOM
- KITCHEN
- CONSERVATORY
- LANDING
- PRINCIPAL BEDROOM
- BEDROOM 2
- BEDROOM 3
- SHOWER ROOM



## Description

AP Estate Agents are proud to present this wonderful family home located in a small close on the southern edge of Hailsham, extremely convenient for Burfield Academy Primary School and nearby Tesco Express. The property has been cherished by its current owners for over 20 years, in which time they have extended and enhanced the accommodation to provide more space and functionality.

### INSIDE THE PROPERTY

Upon entering the property you are welcomed by a nice size HALLWAY with stairs leading to the first floor and a very handy storage cupboard beneath. Off the hallway is the DOWNSTAIRS SHOWER ROOM, an extension from the original property, this room will be appreciated by a busy family household. Comprising of a low level w.c with concealed flush, counter top wash basin, bidet, and an enclosed cubicle with electric shower unit. The room is fully tiled on both the walls and floor with a large wall mounted vanity mirror and heated chrome towel rail. The open plan LIVING AREA was opened up several years ago to create a really nice spacious area which gives options on where to dine and lounge. The log burning stove, fireplace and tiled hearth are a particular feature of this room. Double doors then take you out to the CONSERVATORY which is South East facing catching most of the sun throughout the day, tiled floor, radiator and double doors leading out to the garden. The KITCHEN has been fitted into where an integral garage used to be so is an extremely generous size, spanning the full length of the house. Included within this room are an extensive range of modern wall and floor units with space for dishwasher, fridge freezer, washing machine. Integrated appliances include a raised electric oven and eye level grill, with countertop electric hob and extractor above. There is space for a dining table, as well as access to a small loft area and door out to the rear garden.

### UPSTAIRS

There is a galleried landing providing access to all rooms as well as a hatch to the loft, door to airing cupboard. The PRINCIPAL BEDROOM includes a full wall of fitted wardrobes and a dressing table at the opposite end, with views from the window over the rear garden. BEDROOM 2 is a double room with views over the rear garden. BEDROOM 3 is a smaller room with built in cupboard and overlooks the front of the property. The BATHROOM has been fitted with a walk-in shower enclosure, counter top wash basin with cupboards below and a double cupboard above, low level w.c and chrome heated towel rail.

### OUTSIDE

The front of the property has an area of lawn with several large mature shrubs setting it back from the pavement, with flower beds following the path to the front door, hedging conceals access round the side of the property to the rear garden, and there is a driveway with parking comfortably for one car. The rear garden is a generous width and contains a high walled boundary to one side, the borders are well stocked with a variety shrubs. The border continues around the edge of a central lawn area to a timber framed shed, from which there is a path leading past a pond with pergola above to a area of patio that abuts to the house.





#### SERVICES

Mains Gas, Water and Electricity are supplied to the property and the internet is FTTC, but Lightning Fibre have recently installed fiber internet cables to all the streets in Hailsham giving the option to connect with a subscription. This property has the addition of a log burner installed in the lounge.

#### DIRECTIONS

What3words ///dove.rationed.carry

#### LOCATION

Hailsham is now the largest inland town in East Sussex, but it still remains a market town at its heart, with a walled farmers market on the fringe of the High Street. The High Street itself has a variety of shops and restaurants to choose from, along with main supermarkets such as Tesco, Waitrose, Co-Op and Asda, there are also smaller chains like Iceland as well as several express stores on the outskirts of the town. You will find no shortage of places to eat with Indian, Chinese, Fish and Chips, Dominoes, KFC, Kebab take aways to name but a few. For your health needs there are several doctors surgeries in and around the town as well as various pharmacies to pick up your prescriptions, you will also find opticians, dentists and beauticians within the town. The town has its own leisure centre with swimming pool and bowling alley as well as fitness classes and a gym, there are also several independent gyms around Hailsham too. The town even has its own Cinema Pavillion, registered as a charity and a volunteer community project, it is run by a dedicated team of staff and volunteers.

There are lots of Primary Schools and a Secondary school with excellent sporting facilities, all within a couple of miles of the property.

Hailsham is 1.5 miles, Uckfield 12.5 miles, Lewes 11 miles, Eastbourne 11 miles, Brighton 20 miles and Gatwick 44 miles

**Local Authority:** Wealden

**Services (not checked or tested):** Mains Gas and Drainage

**Tenure:** Freehold

**EPC:** EPC Rating C

**Council Tax Band:** C

Offers in Excess of £360,000

Viewings

Strictly by Appointment Only



**Disclaimer:**

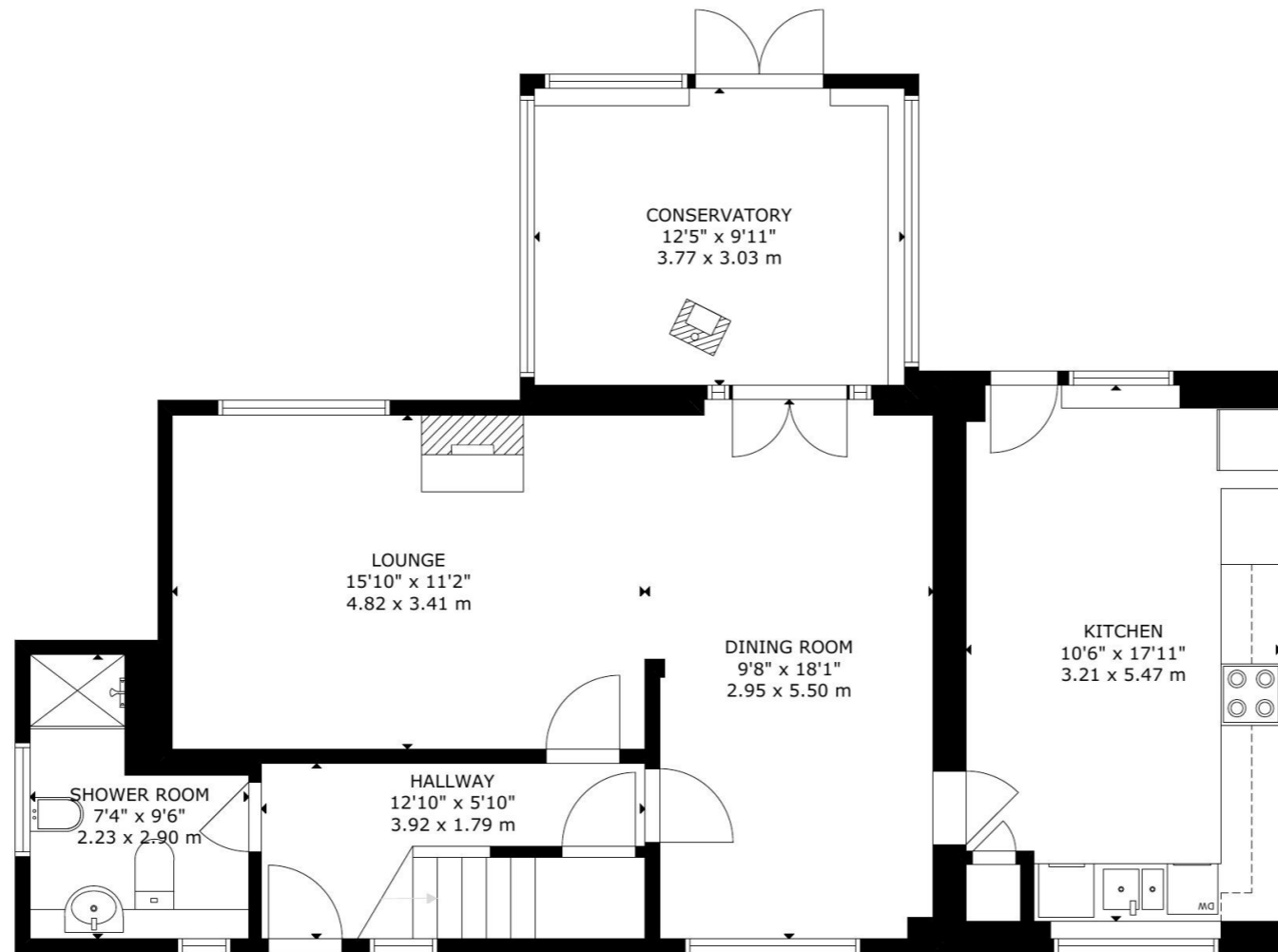
These particulars have been provided on the understanding that all negotiations on the property are conducted through AP Estate Agents. They do not constitute any part of an offer or contract. These particulars including any text, photographs, virtual tours and videos and plans are for the guidance of prospective purchasers only and represent a subjective opinion. They should not be relied upon as statements of fact about the property, its condition or its value. And accordingly any information given is entirely without responsibility on the part of the agents or seller(s).

A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

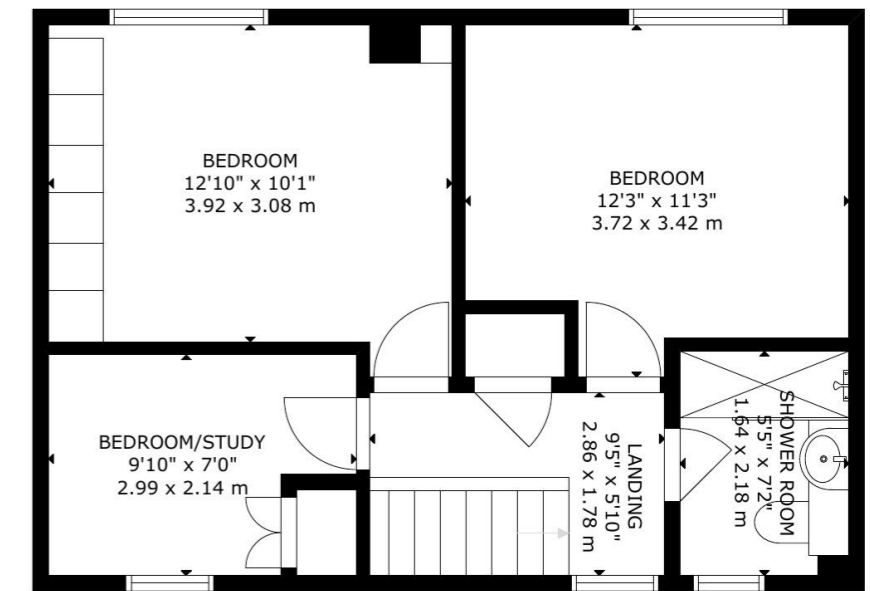
Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

AP Estate Agents strongly advises that a prospective purchaser should contact us to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property. AP Estate Agents is the trading name of AP Estate Agents Limited. Our registered office is 30/34 North Street, Hailsham, East Sussex, United Kingdom, BN27 1DW. Company number 14075380. Registered in England and Wales

[apestateagents.co.uk](http://apestateagents.co.uk)



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 120 m<sup>2</sup>/1,287 sq.ft  
 FLOOR 1: 78 m<sup>2</sup>/840 sq.ft, FLOOR 2: 42 m<sup>2</sup>/447 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

