

**RUSH
WITT &
WILSON**



**12 Garfield Road, Hailsham, East Sussex BN27 2BB
£219,950**

Rush Witt & Wilson are proud to present to the market this beautiful red brick Victorian end of terrace house. Found in excellent decorative order throughout, with a modern fitted kitchen and light and airy bathroom suite. Further points of interest include double glazing throughout, additional utility/conservatory, large timber framed workshop with light and power, recently fitted carpets and gas central heating. The property is considered to be situated in an incredibly convenient position within a short walk to the centre of Hailsham town, which provides excellent local amenities, shopping facilities, good local schooling and doctors surgery. Viewings come highly recommended via appointed sole agents Rush Witt & Wilson.

Pathway to front door with area of courtyard to the side, double glazed front door to entrance lobby.

Entrance Lobby

Space for hanging coats, laid to carpet, door to the following:-

Lounge

11'92 x 11'75 (3.35m x 3.35m)

Double glazed window to the front aspect, built in storage cupboard and shelving, working feature fireplace, radiator and laid to carpet. Door leading to the following:-

Dining Room

9'16 x 9'92 (2.74m x 2.74m)

Double glazed window to rear aspect, under stairs storage cupboards, speaker points, laid to carpet, stairs rising to first floor bathroom and a separate staircase leading to the bedrooms. Door to the following:-

Kitchen

9'26 x 5'80 (2.74m x 1.52m)

Range of base mounted units with work surface over and tiled splash-back, inset Lamona hob with extractor over, pop up inset power points with additional USB charge points, stainless steel sink with side drainer and mixer tap, integrated Lamona electric fan oven. Double glazed window to the rear aspect overlooking the garden, radiator and vinyl flooring. Door to the following:-

Conservatory/Utility Room

6'21 x 9'90 (1.83m x 2.74m)

Double glazed window to the rear aspect with adjoining door providing access to rear garden, wall mounted Viessman combination boiler, work-surface with space and plumbing for white goods beneath, poly-carbonate roofing and laid to carpet.

First Floor

The first floor is split into two parts, with a staircase providing access to the bedrooms to one side and a separate staircase providing access to the bathroom.

Bedroom One

11'95 x 11'77 (3.35m x 3.35m)

Double glazed window to front aspect, radiator, working feature fireplace, loft hatch and laid to carpet.

Bedroom Two

9'23 x 9'91 (2.74m x 2.74m)

Double glazed window to the rear aspect, feature fireplace, radiator, built in wardrobe, large built in overhead storage and laid to carpet.

Bathroom

Velux window, radiator, low level W/C, wash hand basin, part tiled walls, bath with thermostatic shower attachment over, extractor fan, wall mounted storage cabinet and vinyl flooring.

Garden

To the rear a large garden with an area of decking to the immediate rear. Furthermore a large lawned area enclosed by an original feature red brick wall, with additional timber fencing. To the rear of the garden a large timber framed workshop with light and power. Access to the rear of the garden provided by a walkway along the rear of the terrace.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
338 sq. ft. (31.4 sq. m.) approx.

FIRST FLOOR
304 sq. ft. (28.2 sq. m.) approx.



TOTAL FLOOR AREA : 642 sq. ft. (59.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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