

**RUSH
WITT &
WILSON**



8 Stoney Lane, Hailsham, East Sussex BN27 2AP
£220,000

Rush Witt & Wilson are delighted to welcome to the market this immaculately presented two bedroom semi detached bungalow ideally located in this quiet lane just minutes walk from Hailsham town centre. Having been renovated throughout by the current vendor, the property comprises spacious lounge, modern fitted kitchen, dining room, two double bedrooms and modern fitted shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson Bexhill sole agents to appreciate this immaculately charming property in this convenient location with close accessibility to town centre and local amenities.



Entrance Porch

With entrance door and door leading through to living room.

Living Room

16'4" x 11'10" (4.99 x 3.61)

Leaded light bay window to front elevation, radiator, feature fireplace with open fire.

Hallway

Access to loft space with pull down ladder, radiator.

Kitchen

10'9" x 8'3" (3.30 x 2.53)

Window to side elevation, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, integrated electric oven, work top mounted gas hob with fitted stainless steel extractor hood above, plumbing space for washing machine and dishwasher, inset bowl and a half sink with drainer and mixer tap, open archway through to dining room.

Dining Room

9'8" x 7'4" (2.95 x 2.26)

Windows to both side elevations, set of double doors leading onto rear garden, radiator, fitted seat bench, recess ceiling spotlights.

Bedroom One

11'7" x 10'9" (3.54 x 3.30)

Window to rear elevation, radiator, ornamental feature fireplace, fitted wardrobe unit with hanging space and drawer unit beneath.

Bedroom Two

9'10" x 7'10" (3 x 2.41)

Window to side elevation, radiator, two fitted wardrobes with hanging space and shelving.

Wet Room

Obscured window to side elevation, heated chrome towel rail, modern bathroom suite comprising W.C. with low level flush, stone wash hand basin with mixer tap mounted on cabinet with drawer space and storage space, walk-in shower with wall mounted shower controls, rain effect shower head, shower attachment and glass screen, recess ceiling spotlights, part tiled walls, tiled floor.

Outside

Front Garden

Mainly laid to lawn with mature plant, shrub and hedge borders, block paved pathway leading to front entrance.

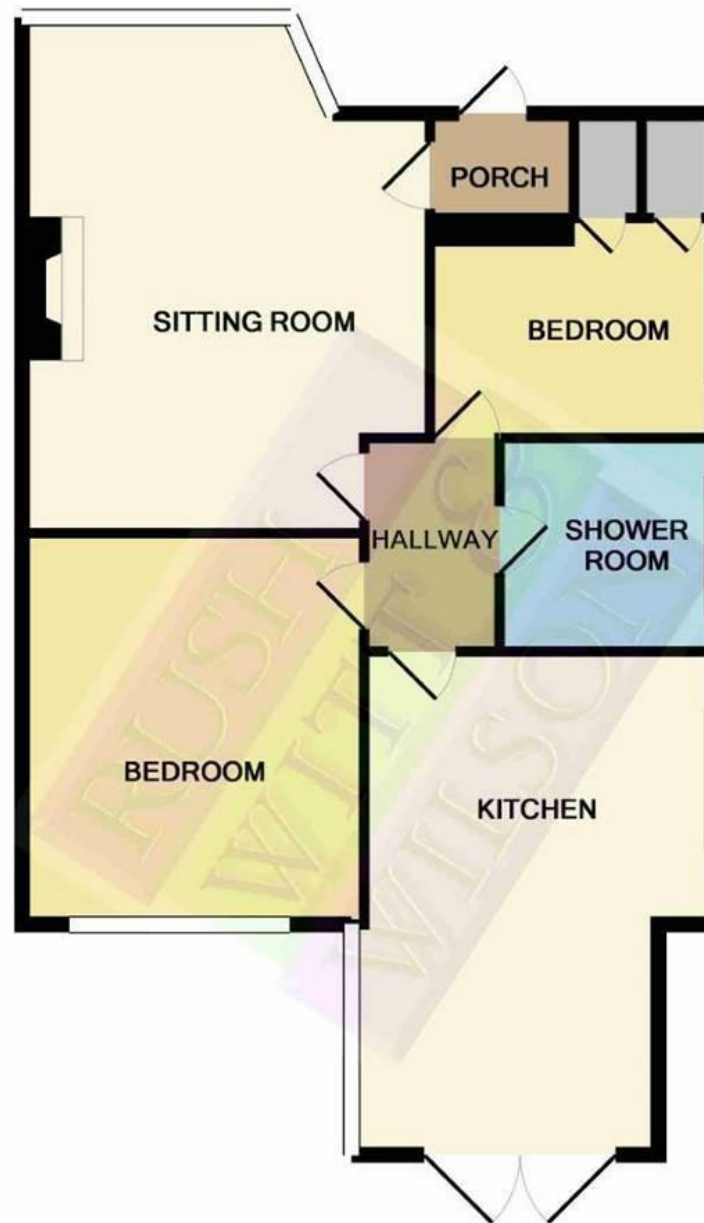
Rear Garden

Stone laid patio which wraps round to the side path which has gated access to front of the property, the rest of the garden is mainly laid to lawn with some mature hedge borders, feature seating area which is laid with slate chippings, brick built fire pit, all bordered by close board fencing and hedging, timber garden shed.

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.

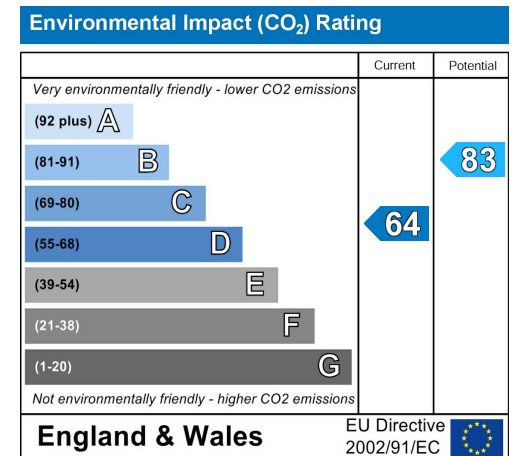
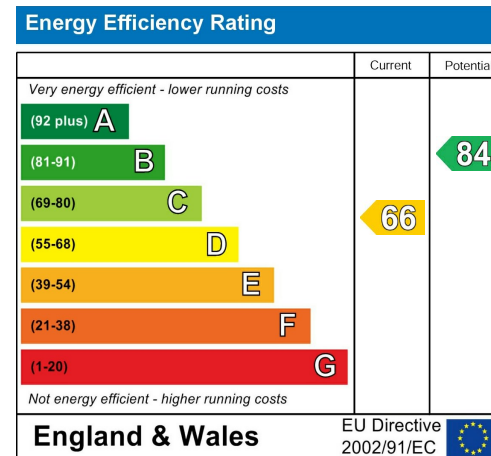




TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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