

Crane & Co



Price Guide

£355,000 - £385,000 Freehold




Hailsham, East Sussex

4 Bedroom 2 Bathroom 2 Reception

01323 440678

sales@craneandco.co.uk

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Viewing Event Saturday 17th September at 10.30 am - Call for an appointment.

This perfect family home will get you excited with lots of space and an oasis of modern and contemporary living. The delightful setting fronting a green area with trees creates the perfect setting along with the double fronted aspect giving a bold curbside appeal. The kitchen family room and the living room lead out to the garden, drawing the house and garden together and making it feel like another room, the garden that is bathed in sunshine with patio lawns and quickly maturing shrubs. There is also a further dining room that could be utilised as a study or a play room for the little ones. There are four bedrooms, with the master bedroom having an en-suite shower room. A double garage completes the appeal of this lovely home.

Main Features

- Detached Family Home
- Kitchen/Dining Room
- Four bedroom
- Ensuite to Master Bedroom
- Double Garage

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Room Sizes

Hall

WC

Living Room - 14'11 x 14'9

Kitchen/Family Room -

22'4 x 11'2

Dining Room - 12'8 x 11'2

Bedroom 1 - 19'9 x 11'2

Ensuite - 7 x 5'6

Bedroom 2 - 14'11 x 12'3

Bedroom 3 - 10' x 9'8

Bedroom 4 - 11'4 x 8'9

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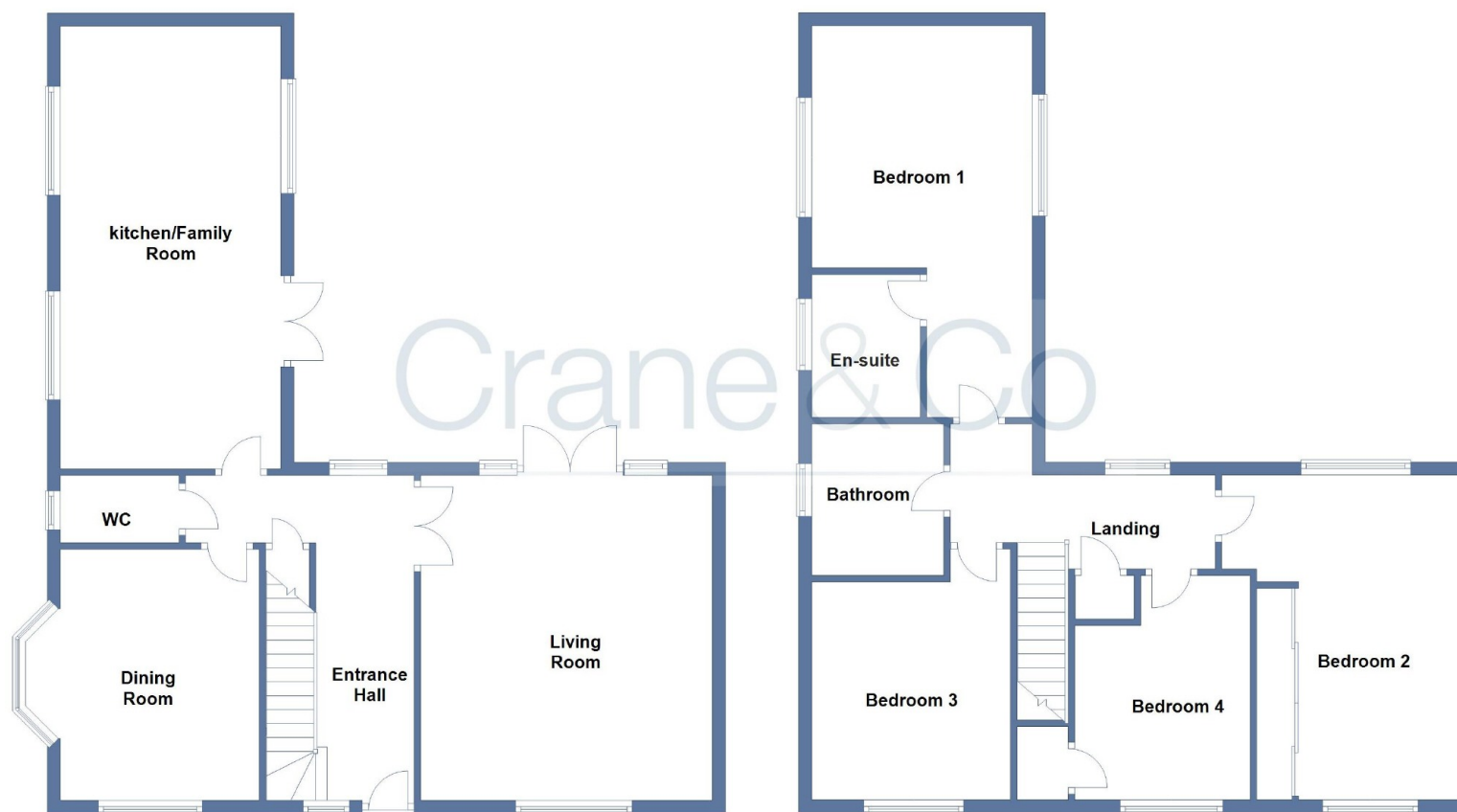
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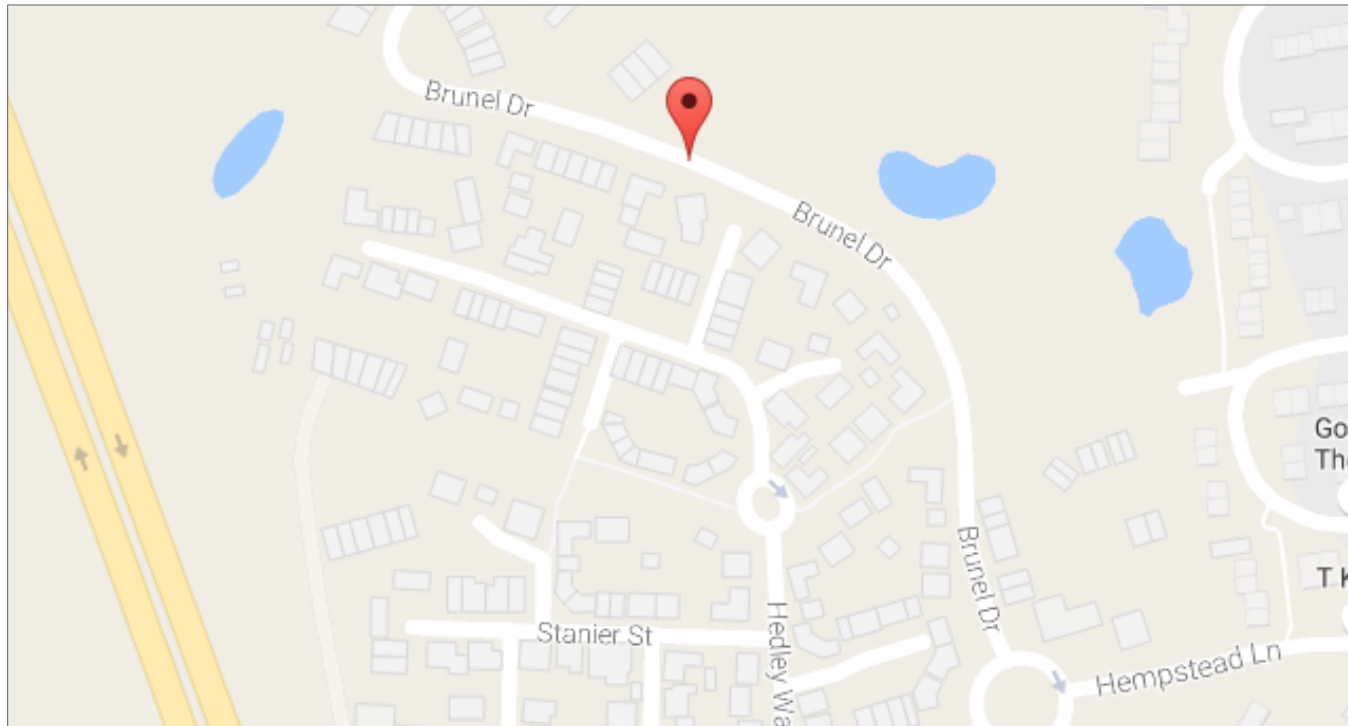
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(02-100) A</p> <p>(01-01) B</p> <p>(00-00) C</p> <p>(-01-00) D</p> <p>(-02-01) E</p> <p>(-03-02) F</p> <p>(-04-03) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	