

- 3D Virtual Tour
- Cul-De-Sac Location
- Beautifully Finished
- Kitchen-Dining Room
- Rear Aspect Lounge
- Home Office/Family Room
- Ensuite To Master
- Dressing Room/Fourth Bedroom
- Southerly Aspect Garden
- Driveway



Freehold  
**£425,000**

 4 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Green Grove, Hailsham

## Green Grove, Hailsham

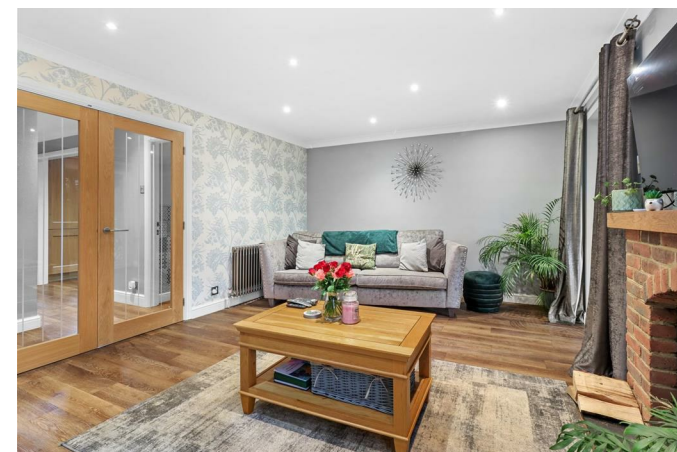
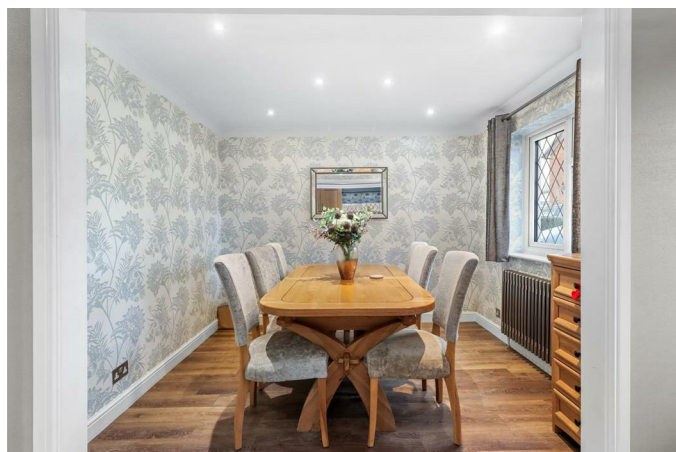
### DESCRIPTION

3D Virtual Tour | Cul-De-Sac | High Specification Finish | Kitchen-Dining Room | Rear Aspect Lounge | Log Burner | Grey uPVC Windows and Doors | Ensuite To Master | Southerly Aspect Garden | Family Room/Home Office | Driveway Parking |

Move in, unpack, and simply enjoy the merit of all this wonderful and beautifully presented family home has to offer. From the moment you approach the house it is clear to see that attention and care has been taken to present this house to a high standard. Altered from its original layout, you now come in to an open plan kitchen-dining area complete with integral appliances. The lounge has a modern classic contemporary feel, with a log burner and overlooking the landscaped garden. Upstairs there are four bedrooms with the master boasting an ensuite shower room and a family shower room too.

If you work from home or need a separate space to unwind, an addition of an insulated/powerd room attached to the rear of the garage is perfect.

To explore this wonderful home please take a look at our 3D Virtual Tour teamed up with our professional photography before calling for an accompanied viewing.





## Green Grove, Hailsham

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Entrance

Kitchen Area 1.98 x 3.22 (6'5" x 10'6")

Dining Area 2.62 x 3.03 (8'7" x 9'11")

Inner Hall

Lounge 5.76 x 3.67 (18'10" x 12'0")

WC

Stairs To First Floor Landing 1.92 x 1.83 (6'3" x 6'0")

Main Bedroom 3.03 x 4.59 (9'11" x 15'0")

Ensuite Shower Room 1.85 x 0.82 (6'0" x 2'8")

Bedroom Two 2.52 x 3.15 (8'3" x 10'4")

Bedroom Three 2.59 x 2.89 (8'5" x 9'5")

Bedroom Four 2.96 x 2.45 (9'8" x 8'0")

Shower Room 1.81 x 1.87 (5'11" x 6'1")

Hall Storage Cupboard

Family Room - Home Office 2.46 x 4.76 (8'0" x 15'7")

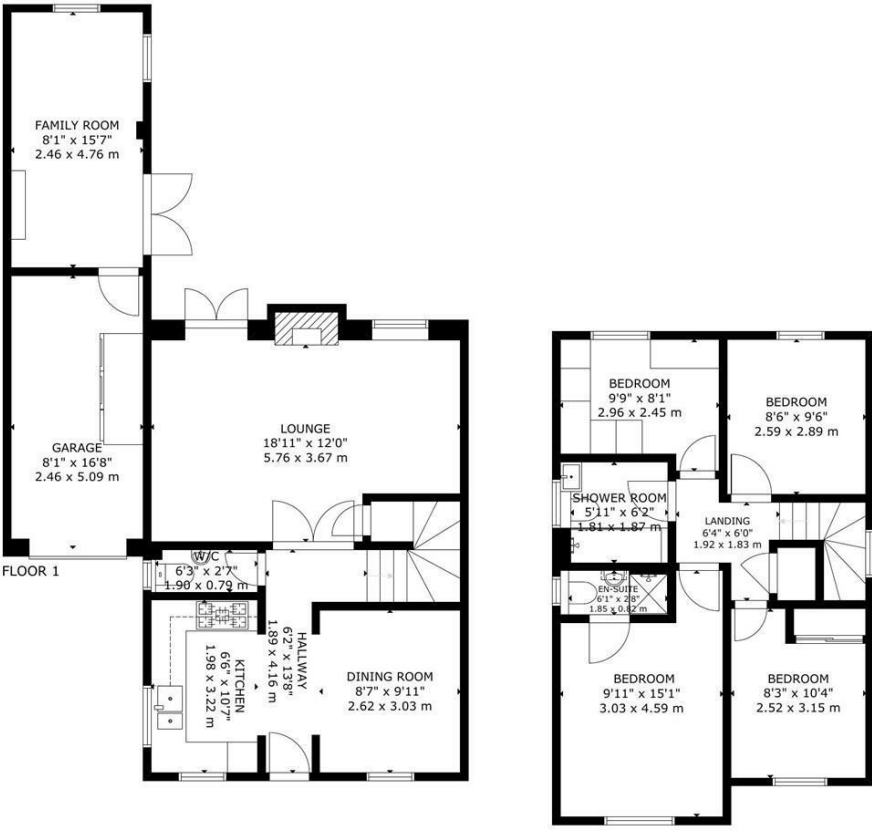
Garage 2.46 x 5.09 (8'0" x 16'8")

Southerly Aspect Garden

Driveway



# Green Grove, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 109 m<sup>2</sup>/1,165 sq.ft  
 FLOOR 1: 60 m<sup>2</sup>/640 sq.ft, FLOOR 2: 49 m<sup>2</sup>/525 sq.ft  
 EXCLUDED AREAS: GARAGE: 13 m<sup>2</sup>/135 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	

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