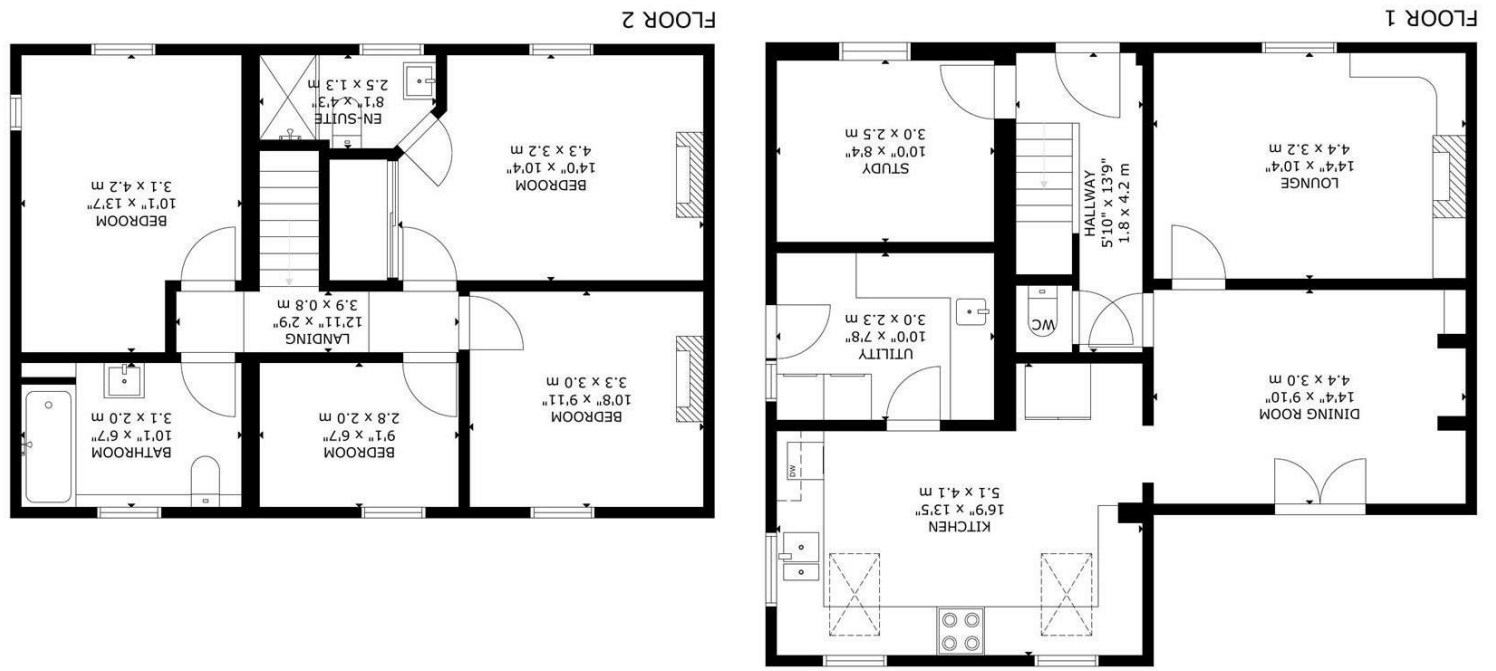


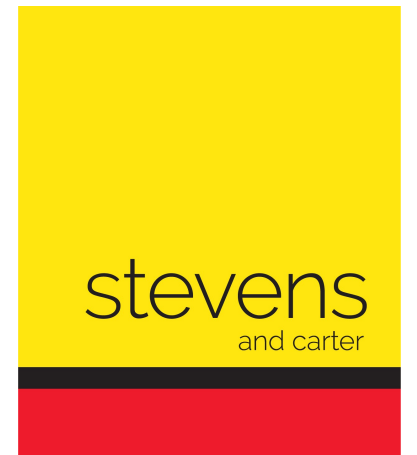
GROSS INTERNAL AREA  
TOTAL: 131 m<sup>2</sup>/1412 sq ft  
FLOOR 1: 71 m<sup>2</sup>/765 sq ft FLOOR 2: 60 m<sup>2</sup>/647 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
<b>C</b>	<b>A</b>

Energy Efficiency Rating Legend:  
 A (85-91) Very energy efficient - lower running costs  
 B (79-84) Energy efficient  
 C (69-78) Reasonably energy efficient  
 D (55-68) Less energy efficient  
 E (49-54) Not very energy efficient  
 F (39-48) Poorly energy efficient  
 G (13-38) Very poorly energy efficient - higher running costs

Park Road, Hellingly



- 3D Virtual Tour
- Out of Town Location
- Side Garden and Courtyard Area
- Ample Gated Parking
- Garage Conversion To Bar
- Extended Kitchen
- Utility Room
- Three Reception Rooms
- Bus Route
- Nearby Countryside Walks



Freehold

£450,000

Offers Over

4 BEDROOM

3 RECEPTION

2 BATHROOM

1 GARAGE

Park Road, Hellingly

## Park Road, Hellingly

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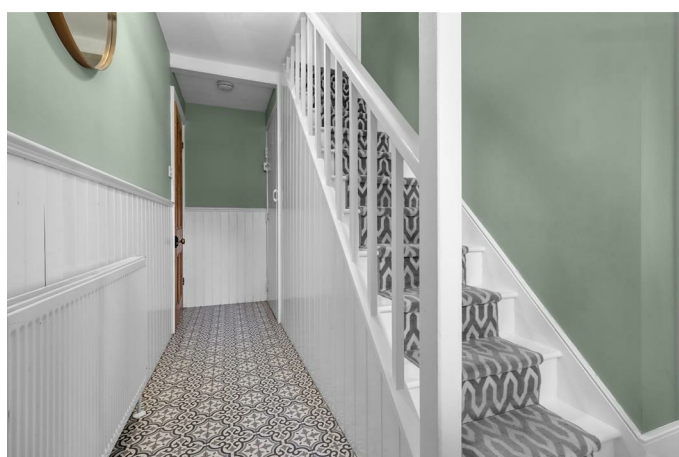
### DESCRIPTION

3D Virtual Tour | Extended Cottage | Out of Town Location | Three Reception Rooms | Kitchen-Breakfast Room | Utility Room | High Spec Finish | Ensuite Main Bedroom | Garage Converted To Bar | Side Rear Garden and Courtyard Area | Ample Off Road Parking | Bus Route | Oil-Fired Central Heating |

Situated in an out-of-town location is this beautiful, charming period semi-detached extended cottage complete with a generous rear garden, courtyard area, gated off road parking and a garage presently used as a garden bar.

Inside this wonderful home is arranged with an entrance hall, dining room with patio doors, a front aspect lounge, rear aspect kitchen-breakfast room with utility room, a study and downstairs toilet. Upstairs there are four bedrooms with the master boasting ensuite shower room and the family bathroom.

To explore this wonderful opportunity please take a look at our 3d virtual tour online teamed up with our professional photography before calling us for an accompanied viewing.



## Park Road, Hellingly

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- Entrance Hallway 1.8 x 4.2 (5'10" x 13'9")
- Dining Room 4.4 x 3.0 (14'5" x 9'10")
- Lounge 4.4 x 3.2 (14'5" x 10'5")
- Kitchen-Breakfast Room 5.1 x 4.1 (16'8" x 13'5")
- Study 3.0 x 2.5 (9'10" x 8'2")
- Utility Room 3.0 x 2.3 (9'10" x 7'6")
- Downstairs Toilet
- Stairs To First Floor Landing
- Landing 3.9 x 0.8 (12'9" x 2'7")
- Main Bedroom 4.3 x 3.2 (14'1" x 10'5")
- Ensuite Shower Room 2.5 x 1.3 (8'2" x 4'3")
- Bedroom Two 3.1 x 4.2 (10'2" x 13'9")
- Bedroom Three 3.3 x 3.0 (10'9" x 9'10")
- Bedroom Four 2.8 x 2.0 (9'2" x 6'6")
- Bathroom 3.1 x 2.0 (10'2" x 6'6")
- Garage / Bar
- Rear Garden and Courtyard Area