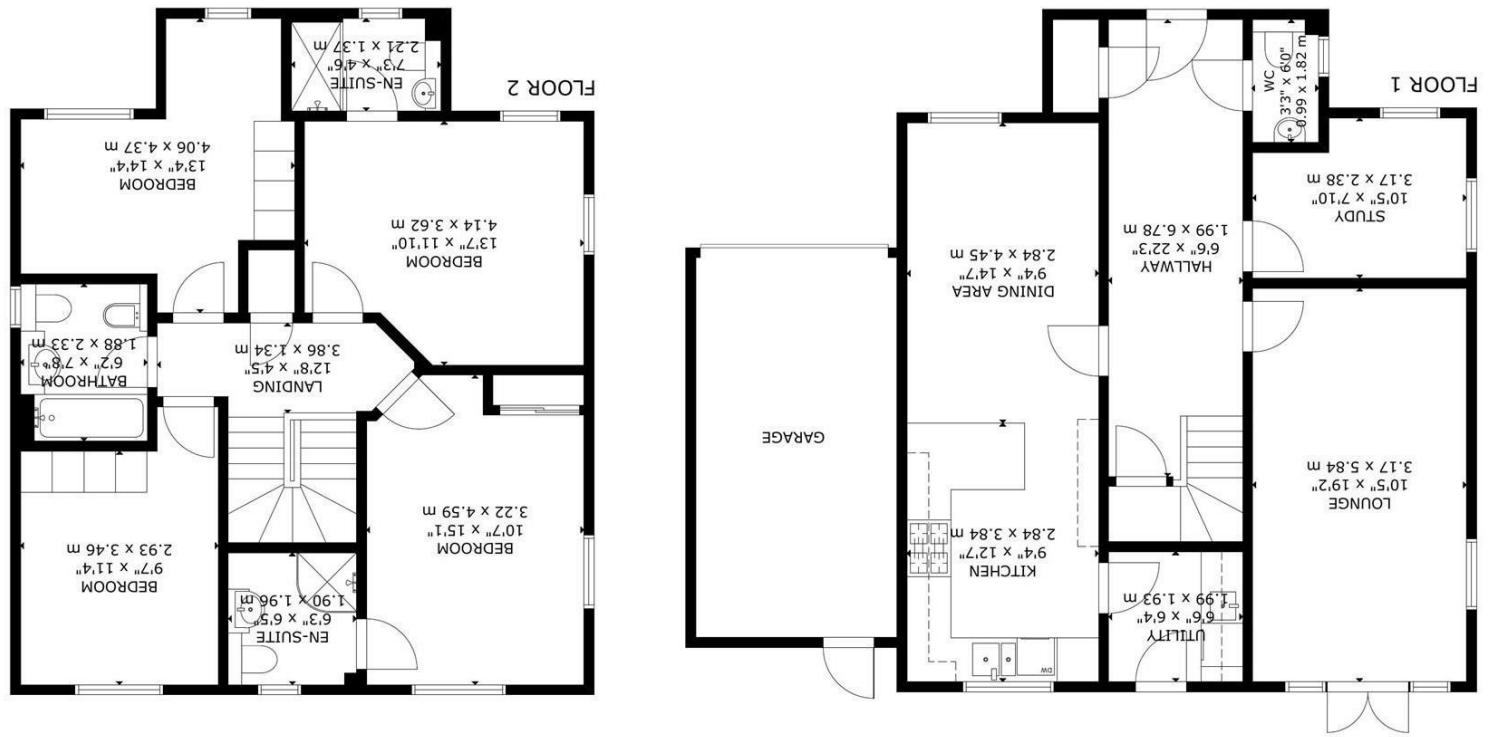


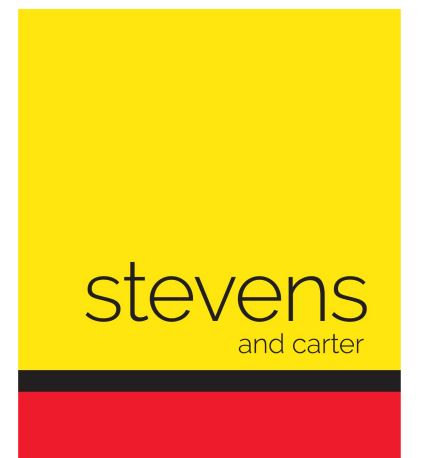
GROSS INTERNAL AREA
TOTAL: 151 m²/1,626 sq ft
FLOOR 1: 75 m²/807 sq ft, FLOOR 2: 76 m²/819 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating	
Current	Potential
85	93

Energy Efficiency Rating Legend (England & Wales):
 A (85-93), B (73-84), C (64-72), D (55-63), E (45-54), F (35-44), G (25-34), H (15-24), I (5-14).
 Not energy efficient - higher running costs.

Coppice Grove, Hailsham



- 3D Virtual Tour
- Corner Plot Garden
- Southerly Aspect
- 28FT Kitchen-Diner
- Utility Room
- Study
- Two Ensuite Bedrooms
- Remainder of Warranty
- Driveway & Garage
- Caravan Parking



Freehold

£485,000

4 BEDROOM 3 RECEPTION 3 BATHROOM 1 GARAGE

Coppice Grove, Hailsham

DESCRIPTION

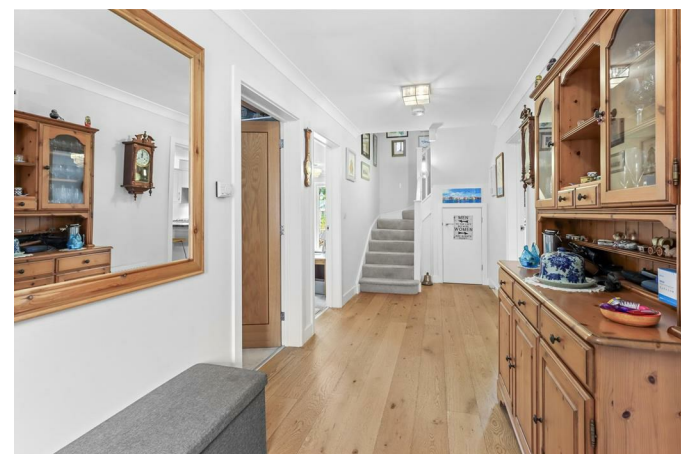
3D Virtual Tour | 1600 SQFT | Landscaped Corner Plot Garden | Kitchen-Dining Room | Study | Neutrally Decorated | Driveway & Garage | Two Ensuite Bedrooms | Utility Room | Remainder of Warranty | Nearby Bus Route | Easy A-Road Access | Caravan Parking | 17ft Greenhouse | Sunroom | Shed |

Occupying what is arguably the best plot within the development is this well appointed four bedroomed detached house that has been lovingly cared for by its only owner. The real stand out feature of this generously proportioned property is its tastefully landscaped garden with seating areas, lawn, mature plants, shrubs and outbuildings including a fully enclosed hot tub cabin.

The house is arranged with an entrance hall from here all the principle rooms follow. The near 30 FT kitchen dining room is a perfect entertaining space and boasts a range of built in appliances, a breakfast bar and door to the utility room. There is a separate lounge, study, hall cupboard and wc. On the first floor there are four double bedrooms, two having ensuite shower rooms as well as a family bathroom and airing cupboard.

Being a relatively modern house there is high speed internet connection, gas central heating, mains services and uPVC double glazing throughout.

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



Coppice Grove, Hailsham

Entrance Hall 1.99 x 6.78 (6'6" x 22'2")

Kitchen 2.84 x 3.84 (9'3" x 12'7")

Dining Room 2.84 x 4.45 (9'3" x 14'7")

Utility Room 1.99 x 1.93 (6'6" x 6'3")

Lounge 3.17 x 5.84 (10'4" x 19'1")

Study 3.17 x 2.38 (10'4" x 7'9")

WC

Cupboard

Stairs To First Floor Landing

Landing 3.86 x 1.34 (12'7" x 4'4")

Bedroom One 3.22 x 4.59 (10'6" x 15'0")

Ensuite 1.90 x 1.96 (6'2" x 6'5")

Second Bedroom 4.14 x 3.62 (13'6" x 11'10")

Ensuite Shower Room 2.21 x 1.37 (7'3" x 4'5")

Third Bedroom 4.06 x 4.37 (13'3" x 14'4")

Four Bedroom 2.93 x 3.46 (9'7" x 11'4")

Family Bathroom 1.88 x 2.33 (6'2" x 7'7")

Hall Cupboard

Driveway & Garage

Landscaped Rear Garden