



Clover Crescent
Hailsham, BN27 4FJ

£500,000 Freehold

Wyatt
Hughes

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£500,000 FREEHOLD

Welcome to this fabulous four bedroom family home set in one of the modern Hellingly developments.

This turn-key home is ready for a new buyer to move into straight away and take advantage of the host of benefits it has to offer.

Looking for something modern and stylish? Having been built recently this home is contemporary throughout, from the gorgeous grey integrated kitchen to include dishwasher and fridge/freezer, to the ample parking, garage and luxury en-suite.

Looking to upsize? Being set on over 1600sq.ft this home offers plenty of space with four double bedrooms, with plenty of room for storage and furnishings, a large grassy rear garden, separate dining/playroom and downstairs utility space with separate W/C.

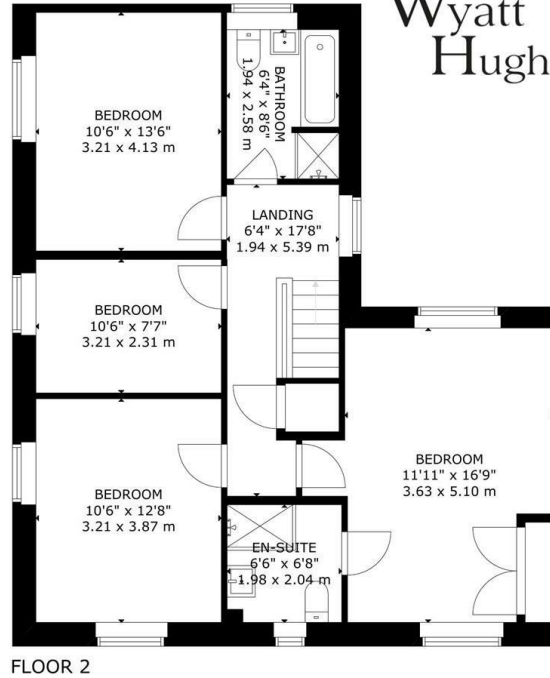
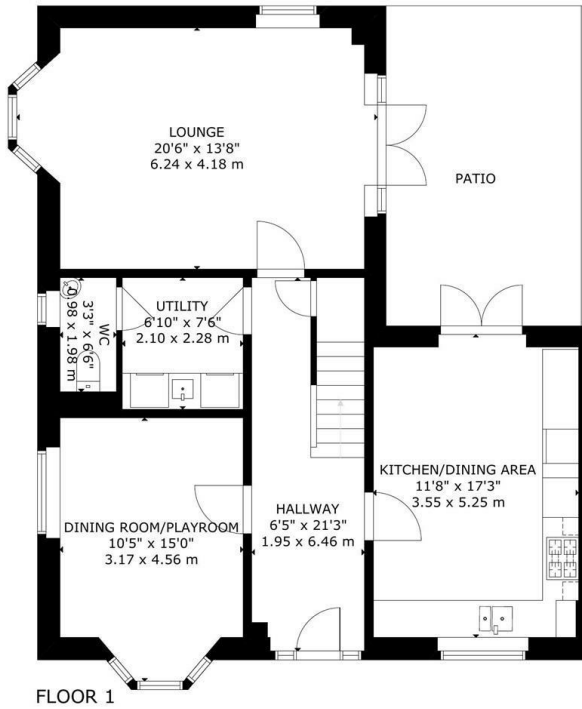
This new development is popular with families and couples alike due to it's closeness to the local primary school and the play park on site.

To appreciate this fantastic home, book your accompanied viewing today with local agent Wyatt Hughes.

- EPC B • DETACHED HOME • MODERN THROUGHOUT • NEWLY BUILT • SEPARATE GARAGE • COUNCIL TAX F • FOUR DOUBLE ROOMS • SEPARATE DINING/PLAYROOM • DOWNSTAIRS W/C • POPULAR DEVELOPMENT



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GROSS INTERNAL AREA
TOTAL: 156 m²/1,674 sq.ft
FLOOR 1: 79 m²/850 sq.ft, FLOOR 2: 77 m²/824 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	93
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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