



Robin Way
Hellingly, BN27 1FU
£342,500 Freehold

Wyatt
Hughes
Residential Sales

Robin Way, Hellingly, BN27 1FU

Nestled in the charming residential area of Robin Way, Hellingly, this delightful semi-detached house offers a perfect blend of modern living and comfort. The property spans an impressive 908 square feet and boasts a remainder of the NHBC warranty until 2027, providing peace of mind for prospective buyers.

Upon entering, you are welcomed into a welcoming entrance hallway leading to living/dining room that seamlessly flows into a private garden, which is laid to lawn and enjoys a sunny aspect—ideal for outdoor relaxation or entertaining. The modern kitchen is equipped with integrated appliances, making it a joy for culinary enthusiasts.

This home features three spacious bedrooms, with the master bedroom benefiting from fitted wardrobes and an ensuite shower room, ensuring convenience and privacy. Additionally, there is a well-appointed family bathroom and a ground floor WC, catering to the needs of a growing family.

The property includes two dedicated parking spaces, a valuable asset in today's market. Situated in a modern residential estate, this home offers a refreshing sense of space that is often lacking in modern developments. The location is particularly advantageous, being close to Hailsham town centre, which provides a variety of amenities, as well as local primary schools. For those who enjoy the outdoors, the nearby Cuckoo Trail offers picturesque walks and cycling opportunities.

In summary, this three-bedroom semi-detached house on Robin Way is a wonderful opportunity for families or individuals seeking a modern, well-located home with a private garden and ample amenities nearby.

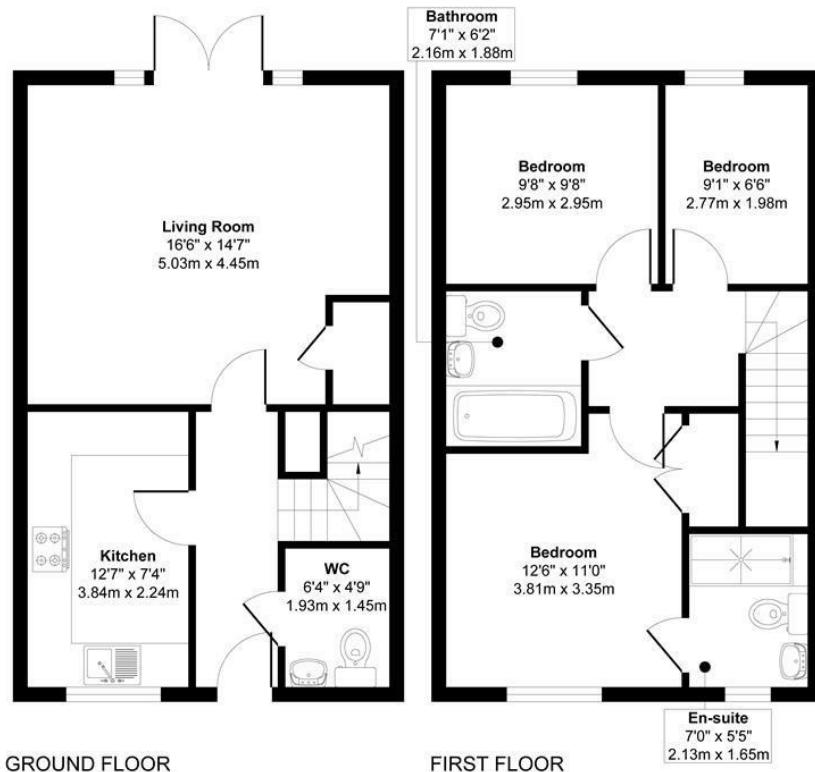
- 908 SQ FT
- REMAINDER OF NHBC WARRANTY UNTIL 2027
- PRIVATE GARDEN

- EPC RATING B
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM / WC
- SEMI DETACHED HOUSE WITH THREE BEDROOMS
- TAX BAND D
- TWO PARKING SPACES
- GF WC

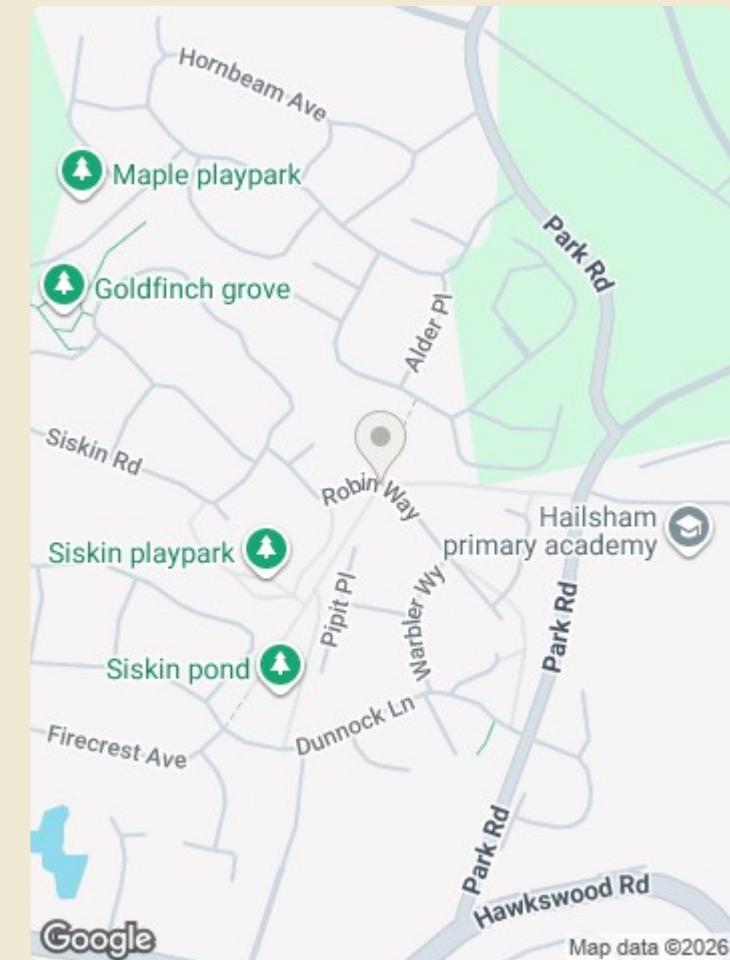


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Approximate Gross Internal Floor Area
908 sq. ft / 84.35 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (F2 plus)	A	84	95
(B1-91)	B		
(69-80)	C		
(55-64)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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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