



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



Honeysuckle Avenue, Hailsham, BN27

Freehold | House | 4 Bedrooms

Home + Castle are delighted to offer this 4 BEDROOM SEMI-DETACHED HOME situated in the popular area of Hellingly. This beautifully presented home comprises of an OPEN PLAN KITCHEN DINER, 4 BEDROOMS, one of which has an En-suite and a SOUTH FACING GARDEN. The property also benefits from, Double glazing, Gas central heating, off-road parking and the property has 6.5 years of the NHBC Warranty remaining.

A viewing is highly recommended to appreciate this perfect family home.

FOR SALE
FREEHOLD
£415,000

Approach

Block paved pathway to front door with artificial grass borders and driveway with space for 3 cars with use of the garage.

Entrance Hall

Upgraded white marble tiled flooring, radiator, pendant light fitting and power points.

Kitchen/Diner 9'11" x 19'8" (3.03 x 6.01m)

A range of base, wall, and drawer units with integrated appliances such as fridge freezer, dishwasher and washing machine. Electric oven and gas hob, 1 and 1/2 bowl stainless steel sink, Double glazed bay window to front aspect, Upgraded white marble tiled flooring, spot lights, radiator and USB points and power points.

Living room 17'3" x 13'7" (5.26 x 4.15m)

Double glazed French doors to the rear aspect, pendant light fitting, carpet, radiator and USB points power points.

WC 3'2" x 5'3" (0.99 x 1.62m)

Opaque double glazed window, upgraded white marble tiled flooring, floating sink with chrome mixer tap, WC, chrome ladder style radiator and pendant light fitting.

Understairs Storage

Pendant light fitting, power sockets with upgraded white marble tiled flooring. Space for shoes and coats.

Landing

Pendant light fitting, radiator, and power points. Carpet.

Bedroom 1 11'10" x 10'0" (3.61 x 3.05m)

Double glazed window to front aspect, radiator, fitted wardrobes, power points and access to en-suite. Carpet.

Bedroom 1- En-suite 4'4" x 7'10" (1.34 x 2.40m)

Double glazed opaque window to rear aspect, walk in shower with chrome power shower fitting, floating sink with chrome mixer tap, WC, upgraded white marble tiled flooring, chrome ladder style radiator, spot lights and power points.

Bedroom 2 9'7" x 18'7" (2.94 x 5.67m)

Double glazed window to the front aspect, velux skylight, pendant light fitting, radiator and separate heating monitor. Carpet.

Bedroom 3 9'4" x 11'11" (2.87 x 3.65m)

Double glazed window to rear aspect, pendant light fitting, radiator and power points (Currently being used as a dressing room). Carpet.

Bedroom 4 7'5" x 8'5" (2.27 x 2.59m)

Double glazed window to rear aspect, pendant light fitting, radiator and power points. Carpet.

Bathroom 7'2" x 6'5" (2.19 x 1.97m)

Upgraded white marble tiled flooring, floating sink with chrome mixer tap, WC, paneled bath with chrome taps and shower attachment, extractor fan, charging points, chrome ladder style radiator and spot lights.

Upstairs Storage

Pendant light fitting. Plenty of storage space.

Garden

South facing garden with patio area and section of all weather grass surrounded by paving.

Loft

Fully insulated.

Floor Plan



GROSS INTERNAL AREA
 TOTAL: 117 m²/1,267 sq ft
 FLOOR 1: 51 m²/553 sq ft; FLOOR 2: 66 m²/714 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		95
	(81-91) B	85	
	(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	

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