



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED

new
instruction



Hawks Town Gardens, Hailsham, BN27

Freehold | Bungalow - Semi Detached | 3 Bedrooms

Home + Castle are pleased to advertise this CHAIN FREE, 3 bedroom semi-detached bungalow in a sought after location with an outlook to a communally owned and well maintained green. Double glazed, gas central heating, gardens front and rear plus off-road parking for 2 cars.

Close to local shops, schools, bus routes and just minutes from the A22. Great location.

FOR SALE
FREEHOLD
£310,000

Front of Property

Small wooden fence. Mature hedges and area of lawn. Driveway approx 34' x 7' 4" offering off-road parking for 2 - 3 cars. Main door at side of property.

Entrance 3'6" x 3'6" (1.07m x 1.07m)

Small hall. Tiled floor. Door to lounge diner.

Lounge Diner "L Shaped" 20' x 8'9" and 14'6" x 10'10" (6.10m x 2.67m and 4.42m x 3.30m)

Dual aspect with double glazed windows to the front and side of property. Ceiling lights x 2, radiators x 2, power points and electric inset fireplace. Wood effect laminate flooring. Archway to hall leading to bedrooms and shower room.

Kitchen 9'8" x 8'8" (2.95m x 2.64m)

Built-in electric hob and cooker. Plenty of cupboards, worktop and drawers. Cupboard housing IDEAL gas combination boiler. Pendant light. Space for tall fridge freezer. Glazed door and window to utility area. Tiled floor.

Utility Area 10'10" x 5'1" (3.30m x 1.55m)

Dual aspect with double glazed windows and doors to the front and back of the property. Pendant light, power points and plumbing for washing machine. Water tap.

Bedroom 1 9'11" x 8'8" (3.02m x 2.64m)

Double glazed window to rear garden. Pendant light, wall mounted double socket, radiator and carpet.

Bedroom 2 9'2" x 8'10" (2.79m x 2.69m)

Double glazed window to rear garden. Pendant light, double power points x 2, radiator and carpet.

Bedroom 3 15'1" x 7'4" (4.60m x 2.24m)

Dual aspect with double glazed window to front of property and opaque double glazed window to the rear of the property. Double power points x 2, wall lights x 2, radiator and wood effect laminate flooring.

Hallway 12' x 2'6" (3.66m x 0.76m)

Wood effect laminate flooring. Hatch to loft.

Shower Room 6' x 5'8" (1.83m x 1.73m)

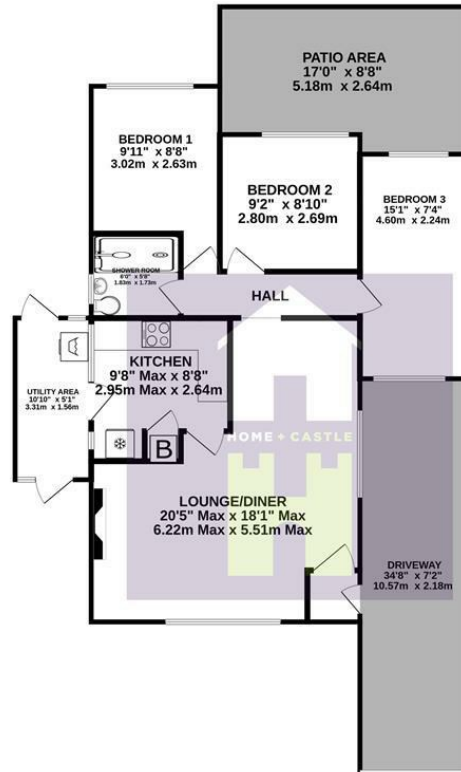
Large shower cubicle, WC and basin, ceiling light, extractor fan and opaque double glazed window to side of property. Vinyl flooring.

Rear of Property

Good sized North - Easterly facing garden of approx 41' x 33'. Centre of garden is laid to lawn. Large sections covered with beach. Decked seated area (16' x 10' 3") and patio area (17' x 8'8"). Shed for additional storage. Mature tree and some planted borders. Outside tap at side of property.

Floor Plan

GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.

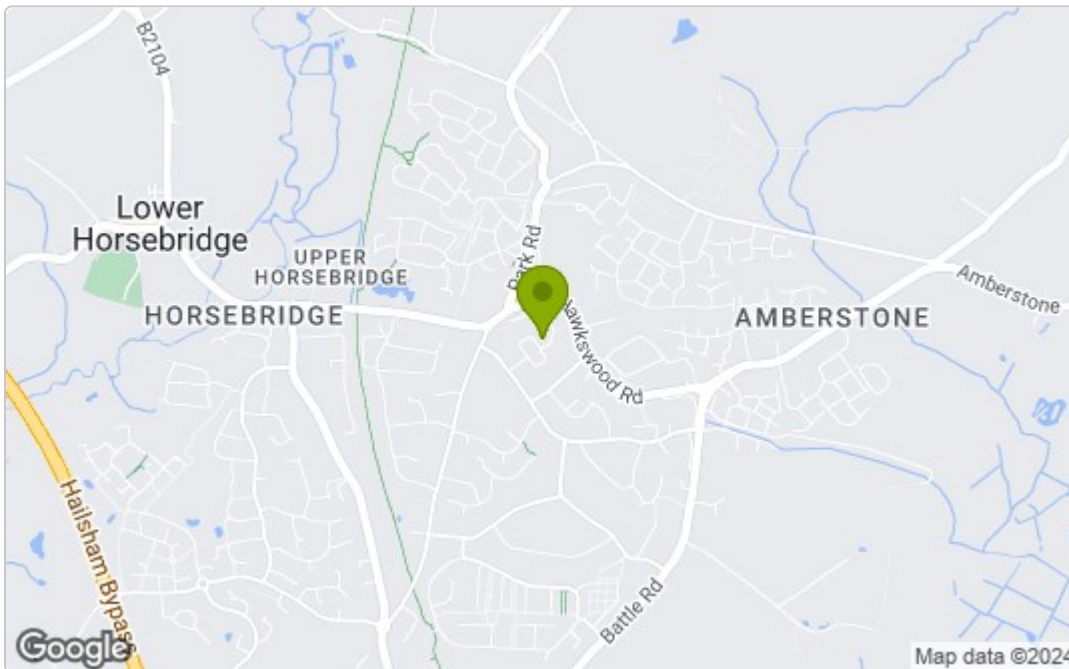


3 BEDROOM BUNGALOW

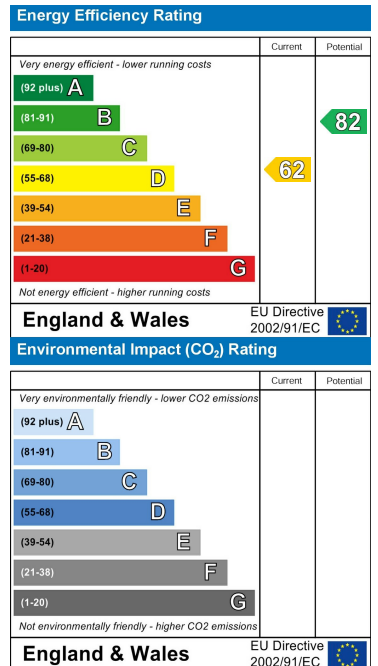
TOTAL FLOOR AREA: 782 sq.ft. (72.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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