



**HOME + CASTLE**  
ESTATE AGENTS

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VIEWING HIGHLY  
RECOMMENDED

**new**  
instruction



## Deanland Wood Park, Hailsham, BN27

Freehold | Park Home | 2 Bedrooms

HOME + CASTLE are pleased to advertise this immaculately presented 2 Bedroom Park Home with gas central heating and double glazing throughout. Features of this lovely home are a spacious lounge diner with views to the lake, modern kitchen and 2 bedrooms with plenty of storage. En-suite bathroom and dressing area to main bedroom plus separate shower room. To the rear is a large patio area plus a detached garage with off-road parking for 2 cars. Beautiful lakeside setting, surrounded by trees.

Deanland Wood Park with a great community spirit, is considered to be one of the finest Park Home sites in the South East and is a highly sought after location. The park offers a range of facilities including a bowling green, social club, inn/restaurant, village store/post office and a doctor's surgery.

Please Note - the minimum age to acquire one of these park homes is 55.

**FOR SALE**  
**FREEHOLD**  
**£235,000**



### **Front of Property**

Area of well-maintained lawn with mature plants and hedges. Pathway to steps x 3 and front door.

### **Hallway**

Small cupboard for storage. Carpet. Radiator. Loft hatch.

### **Lounge Diner "L Shaped" 19'4" x 9'3" (5.89m x 2.82m)**

Dual aspect with bay-style windows x 2 to side of property plus double glazed windows x 3 overlooking lake at front of property. Fireplace with gas fire inset. Power points, TV, SKY and BT points. Ceiling lights x 3 plus wall lights x 2. Carpet.

### **Kitchen 11'10" x 9'3" (3.61m x 2.82m)**

Modern kitchen with plenty of cupboards and worktops. Built-in electric hob and oven. Power points, ceiling spotlights x 4, space for washing machine and fridge. Cupboard housing fuse boxes and IDEAL Gas Combination boiler. Built-in cupboard for additional storage. Double glazed window and opaque glazed door to patio area and garage. Tile effect vinyl flooring.

### **Bedroom 1 12'1" x 8'4" (3.68m x 2.54m)**

Double glazed window to front of property. Built-in wardrobes x 2, radiator, power points, ceiling light and wall lights x 2. Carpet. Leads on to dressing area. Door to ensuite bathroom.

### **Dressing Room 8'4" x 7' (2.54m x 2.13m)**

Dual aspect with double glazed windows to side and rear of bungalow. Dressing table, drawers, plenty of wardrobes, ceiling spot-lights x 2. Carpet.

### **Ensuite Bathroom 6'8" x 6'6" (2.03m x 1.98m)**

Bath with screen and electric shower over. WC, basin with shelf and wall mirror. 2nd wall mirror. Opaque double glazed window to front aspect. Vinyl.

### **Bedroom 2 9'7" x 7'6" (2.92m x 2.29m)**

Built in high level cupboards both sides of the room. Built-in dressing table with drawers. Built-in wardrobe. Radiator, power points, ceiling light, wall lights x 2 and carpet. Double glazed window to patio area.

### **Shower Room (off hallway) 6'7" x 4'10" (2.01m x 1.47m)**

Cubicle with electric shower, WC, basin with vanity unit and wall mirror. Ladder style radiator. Ceiling light. Tiled floor and part-tiled walls. Double glazed window to front of property.

### **Detached Garage 20' x 9'3" (6.10m x 2.82m)**

Fluorescent tube light, power points, shelving and electric up and over door (untested). Single glazed window to patio area. Side door access.

### **Off-Road Parking 25'10" x 10'2" (7.87m x 3.10m)**

Off-road parking for 2 cars in front of garage.

### **Patio Area 38' x 14' (11.58m x 4.27m)**

Large patio area.

### **Outside**

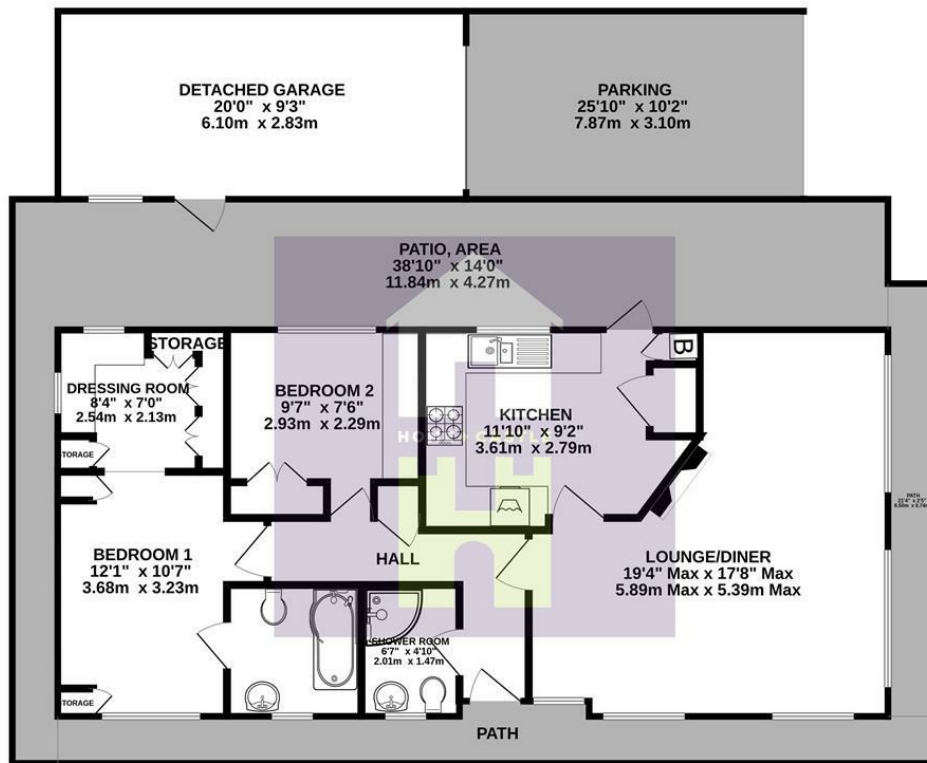
To the front and side are areas of well maintained lawns, mature plants and hedges. The bungalow overlooks the lake. To the rear is a large patio area with garage and driveway providing off-road parking for 2 cars. Pathway runs all the way round the bungalow.

### **Service charge information**

£261.38 pcm

# Floor Plan

GROUND FLOOR  
958 sq.ft. (89.0 sq.m.) approx.



2 BEDROOM PARK HOME IN WOODLAND SETTING  
TOTAL FLOOR AREA: 958 sq.ft. (89.0 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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