



HOME + CASTLE
ESTATE AGENTS

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VIEWING HIGHLY
RECOMMENDED



new
instruction



St. Mellion Close, Hailsham, BN27 3UY

Freehold | House - Detached | 3 Bedrooms

Home and Castle are proud to present to the market this delightful 3-bedroom detached home situated in a favourable location in Hailsham. Boasting a new Kitchen Dining room and En-suite, 3 bedrooms, a Garage and off-road parking for 3-4 cars. One of the standout features of this home is its proximity to many local and high-achieving schools, such as Grovelands Primary, Park mead Primary and Bede's Senior school, making it an ideal choice for families with children. Other benefits include, double glazing throughout, the combination boiler has recently been serviced and the electrics have been serviced as well. If you're in search of a charming family home that combines modern comforts with a convenient location, contact us today for a viewing!

FOR SALE
FREEHOLD
£400,000

Approach

Privately situated behind various bushes, off-road parking for 3-4 cars, stone area with various flowers.

Entrance Hall

Laminate flooring, pendant light fitting, power points and door to cloakroom.

Cloakroom 3'1" x 6'0" (0.95 x 1.85m)

Double glazed opaque window, WC, pedestal sink, vinyl flooring, radiator and pendant light fitting.

Living room 17'8" x 15'4" (5.40 x 4.69m)

Double glazed windows to the front aspect, laminate flooring, pendant light fitting, upstairs storage cupboard, radiator and power points. Door to Kitchen diner.

Kitchen Dining room 17'8" x 9'0" (5.40 x 2.75m)

A newly fitted range of base and wall units, integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, gas hob, electric oven, 1 and a 1/2 stainless steel sink with a instant boiling hot water tap, ceiling fitted lights, laminate flooring, space for dining table, double glazed window and sliding door to the rear, radiator and power points.

Landing

Double glazed window to the side aspect, carpet, pendant light fitting, power points and access to the loft.

Bedroom 1 10'5" x 12'2" (3.20 x 3.71m)

Double glazed window to the rear aspect, pendant light fitting, carpet, fitted wardrobes, radiator and power points. Door to En-suite.

En-suite 7'11" x 2'11" (2.43 x 0.90m)

This recently modernised en-suite comprises of a double glazed opaque window, WC, vanity unit sink with chrome mixer tap, shower with chrome rainfall and hand held attachments, ladder style radiator and spot lights.

Bedroom 2 10'6" x 8'10" (3.22 x 2.71m)

Double glazed window to the front aspect, pendant light fitting, carpet, radiator and power points.

Bedroom 3 6'10" x 9'6" (2.10 x 2.92m)

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

Family Bathroom

Double glazed opaque windows, WC, pedestal sink with chrome mixer tap, panelled bath with chrome shower attachment, down light, vinyl flooring, radiator and shaver point.

Garage/ Games room/Office 9'0" x 14'9" (2.75 x 4.50m)

Double glazed window to the side aspect, carpet, strip lights and Power points. This garage has got its own electrics and is fully insulated.

Garden

Block paved patio, mostly stone laid, 2 sizeable sheds to the side and rear, outside tap, gate leading to driveway, Door to Garage.

Additional information

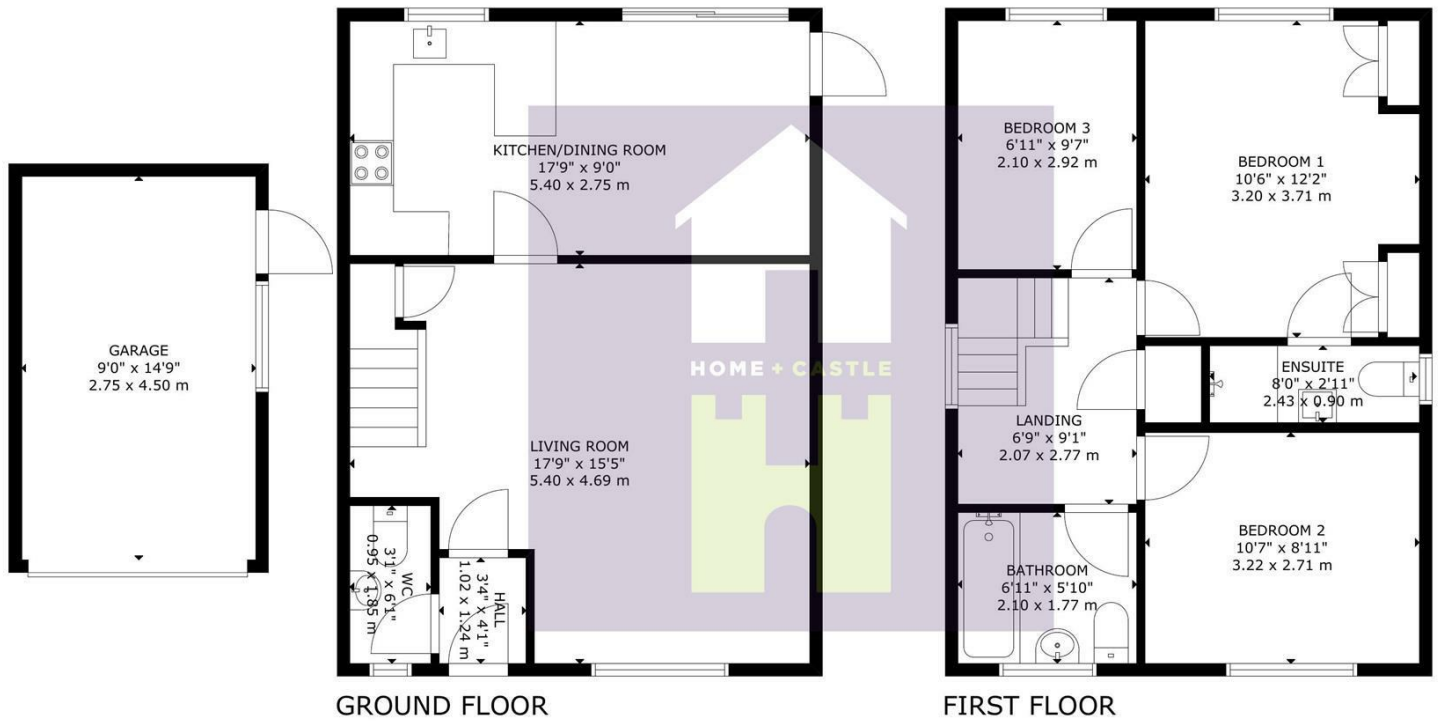
The property is:

0.5 miles from Grovelands Primary school
2.8 miles from Park Mead Primary school
1.5 miles from Hailsham Community College
3 miles from Bede's Senior school

More information:

The combination boiler has been recently serviced.
The electrics have been serviced.

Floor Plan

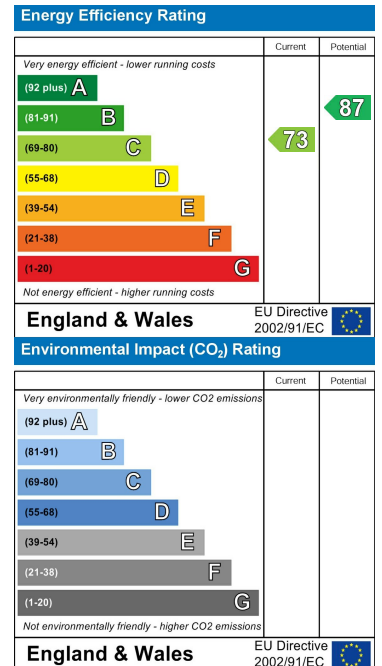


GROSS INTERNAL AREA
 TOTAL: 95 m²/1,017 sq ft
 GROUND FLOOR: 54 m²/578 sq ft, MAIN FLOOR: 41 m²/439 sq ft
 EXCLUDED AREAS: GARAGE: 12 m²/133 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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