



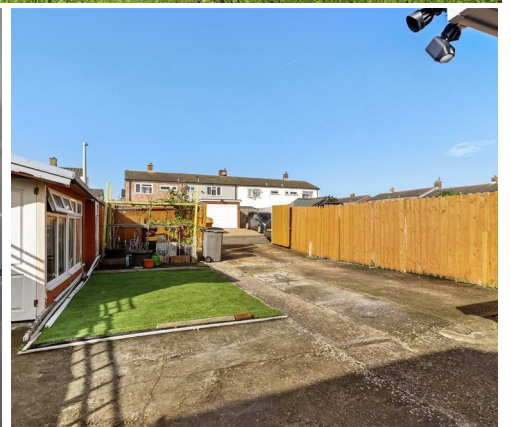
**HOME + CASTLE**  
ESTATE AGENTS

Home and Castle Estate Agents  
4 Millfields, Station Rd, Polegate BN26 6AS  
**Tel: 01323 481922**  
Email: [info@hcsussex.co.uk](mailto:info@hcsussex.co.uk)  
[hcsussex.co.uk](http://hcsussex.co.uk)

VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Otham Park, Hailsham, BN27 2NF

Freehold | House - End Terrace | 3 Bedrooms

Home + Castle are pleased to advertise this nicely presented 3 bedroom end of terrace home which has been extended and has further potential to extend and features separate dining room, an additional downstairs bathroom and ground floor bedroom allowing this area to be easily adapted to create an annex. Gardens front and rear plus off-road parking for 2 - 3 cars. Cul-de-sac location, close to local schools, shops and playing fields.

**FOR SALE**  
**FREEHOLD**  
**£300,000**

### Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

### Approach

Situated in a cul-de-sac position with green to the front. Fenced front garden with Astro turf, paved area and pathway to half glazed composite door to entrance hall.

### Entrance Hall

Laminate wood flooring, radiator, pendant light, fitted smoke alarm, heating thermostat, stairs to first floor and door to Inner hallway.

### Inner Hallway 11'1" x 3'9" (3.38m x 1.14m)

Laminate wood flooring, radiator, pendant lighting, door to kitchen and living room.

### Living Room 21'3" x 11'1" max (6.48m x 3.38m max)

Double glazed windows to front aspect, laminate wood flooring, radiator, pendant light fitting, down lights, power points and fitted smoke alarm. Door to bedroom 3.

### Kitchen 11'7" x 11'5" (3.53m x 3.48m)

Modern range of base, wall and drawer units with fitted work surfaces, fitted gas hob with extractor hood above and eye level electric oven. Integrated fridge freezer, space and plumbing for washing machine and integrated dish washer. Space for additional appliances. Double glazed window to the rear aspect. 1 1/2 bowl stainless steel sink and drainer. Radiator, under stairs cupboard, fully tiled walls, laminate wood flooring, down lights, power points and fitted smoke alarm. Door to dining room.

### Dining Room 11'7" x 6'2" (3.53m x 1.88m)

Laminate wood flooring, power points, down lights, door to rear porch.

### Porch to rear of Property 8'8" x 8'5" (2.64m x 2.57m)

Double glazed windows, down lights and power points, composite door to rear garden.

### Bedroom 3 (Ground Floor) 9'7" x 9'6" (2.92m x 2.90m)

Double glazed window to the rear aspect, radiator, carpet, down lights and power points.

### Bathroom (Ground Floor) 6'4" x 5'5" (1.93m x 1.65m)

Panelled bath with fitted shower attachments, WC, pedestal wash basin, fully tiled walls and laminate flooring. Chrome ladder style radiator, extractor fan and down lights.

### Landing 5'11" x 5'7" (1.80m x 1.70m)

Hatch to insulated loft, extractor fan, fitted smoke alarm. Pendant light. Storage cupboard housing IDEAL Combi boiler.

### Bedroom 1 14'9" x 11'1" (4.50m x 3.38m)

Dual aspect double glazed windows, carpet, radiator, power points, pendant light and built in cupboard.

### Bedroom 2 11'8" x 9'2" (3.56m x 2.79m)

Dual aspect double glazed windows, carpet, radiator, power points and pendant light.

### Bathroom 5'8" x 5'5" (1.73m x 1.65m)

Panelled bath with fitted shower and glass screen, half pedestal sink, WC, opaque double glazed window, tiled walls, tiled floor, chrome ladder style radiator, extractor fan and fitted light.

### WC 5'8" x 2'10" (1.73m x 0.86m)

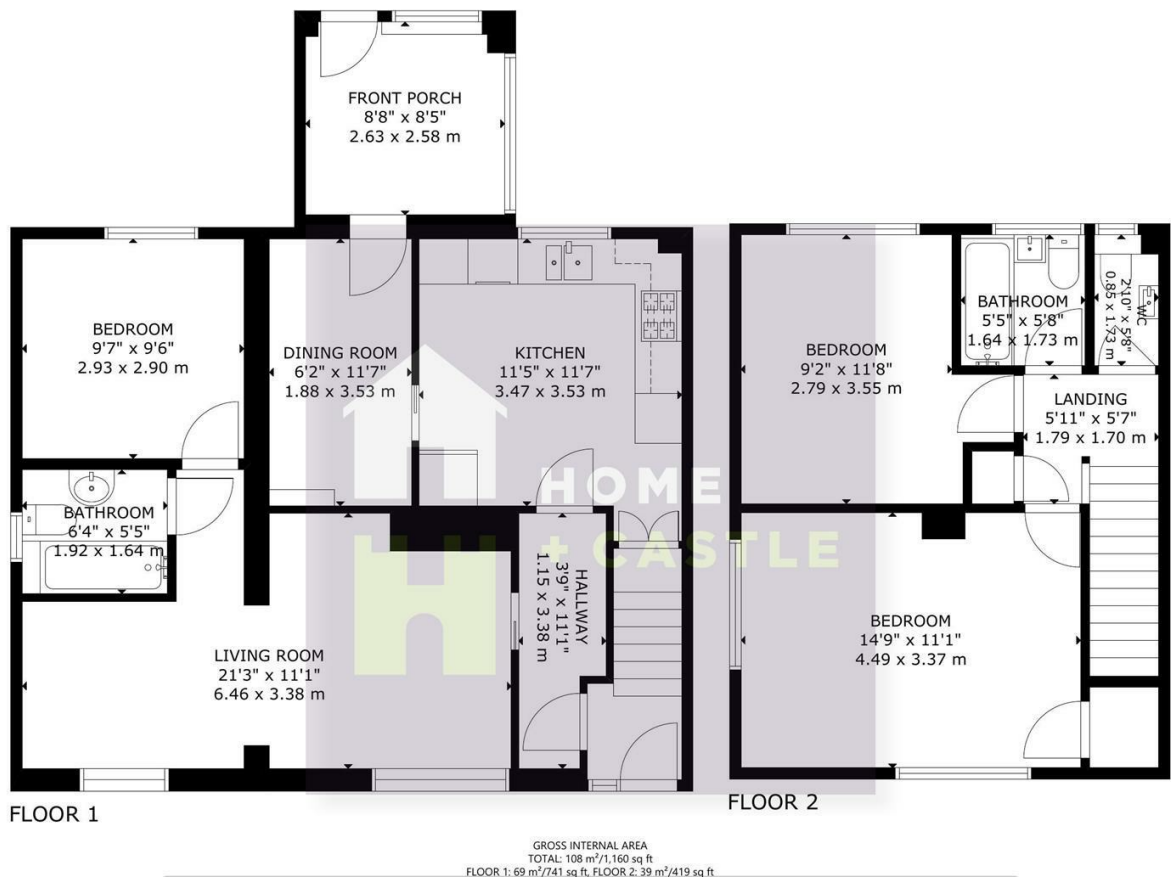
Separate W.C with hand basin fitted on vanity unit, fully tiled walls and flooring, opaque double glazed window, pendant light and chrome ladder style radiator.

### Rear garden

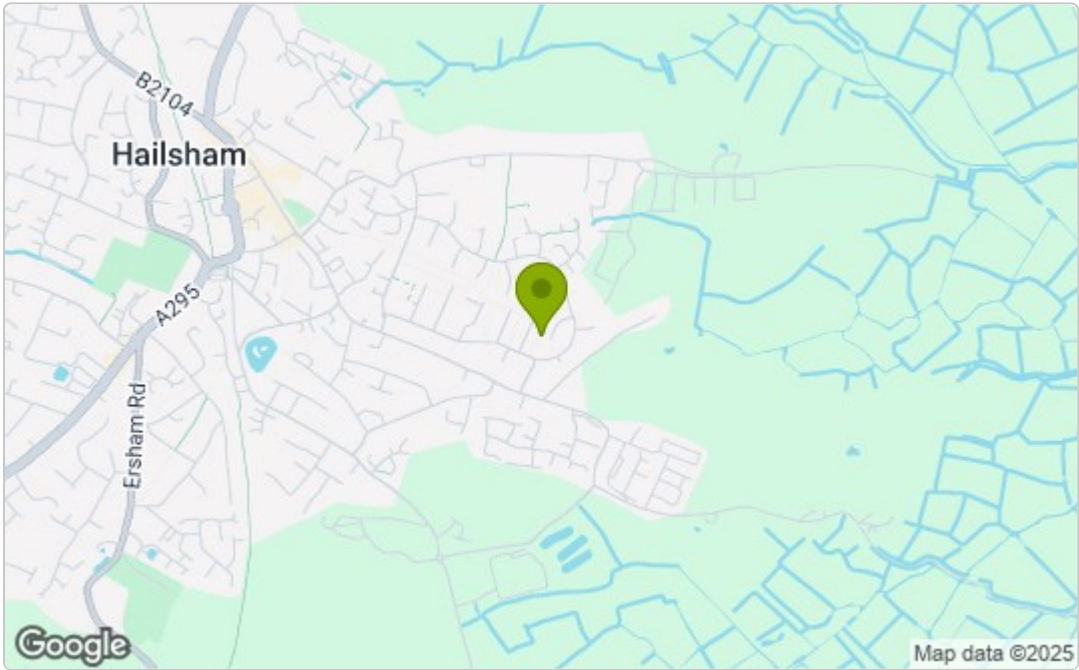
Mainly paved with double gates allowing parking for 3 cars. Astro turf, outside lighting, outside tap, large sheds with power and light.



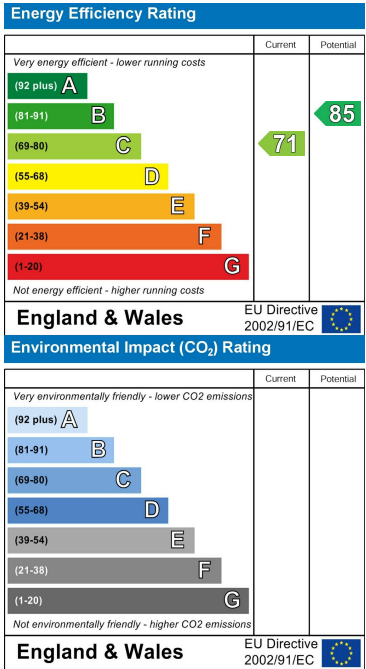
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.