

# HUNT FRAME

ESTATE AGENTS



**56 Mill Road, BN27 2HT**

**Offers Over £575,000**



GUIDE PRICE £575,000 - £600,000. A SUPERB, DETACHED CHALET BUNGALOW located close to Hailsham town centre. This immaculately presented property offers versatile accommodation and has been well appointed throughout to include an impressive ORANGERY, two bathrooms and a 130' (approx.) southerly aspect rear garden.



Double glazed front door to:

### Entrance Porch

Tiled floor, door to integral garage.

### Entrance Hall

Wooden flooring, radiator with period style cover, stairs rising to first floor landing.

### Bedroom Three

14'6 x 9'7 (4.42m x 2.92m)

Wooden flooring, radiator with period style cover, under stairs storage cupboard, double glazed window to front.

### Lounge

17'5 x 12' (5.31m x 3.66m)

Fireplace with fitted electric solid fuel effect burner, wooden flooring, built in cupboards and shelving, radiator with period style cover, open plan to:

### Orangery

15'3 x 14'6 (4.65m x 4.42m)

wooden flooring, electric sky light, recessed spot lighting, double glazed windows and doors leading to rear garden.

### Ground floor shower room

In a modern white suite comprising corner shower cubicle, low level wc, vanity wash basin with cupboards and drawers below. Fitted mirror with cupboards and LED lighting, tiled floor, heated chrome towel ladder, double glazed window to rear.

### Kitchen/Dining room

23'6 x 13'

Fitted in a range of wall and base mounted cupboards and drawers. Granite work tops with inset sink. Built in breakfast bar, built in double oven and microwave, inset ceramic hob with extractor hood above. Built in dishwasher, space for 'American' style fridge/freezer, two radiators with period style covers, larder cupboard, double glazed windows to front and rear.

### Utility Room

8 x 7'5 plus recess (2.44m x 2.26m plus recess)

In a range of wall and base mounted cupboards. Spaces for washing machine and tumble dryer. Concealed gas fired boiler, heated chrome towel ladder, double glazed door to rear garden.

### First floor

### Bedroom One

12'7 x 12'2 (3.84m x 3.71m)

Range of fitted furniture including wardrobes and dressing table with drawers below. Radiator, double glazed window to rear.

### Bedroom Two

12'7 x 11'9 (3.84m x 3.58m)

Range of fitted wardrobes, radiator, double glazed window to front.

### Bathroom

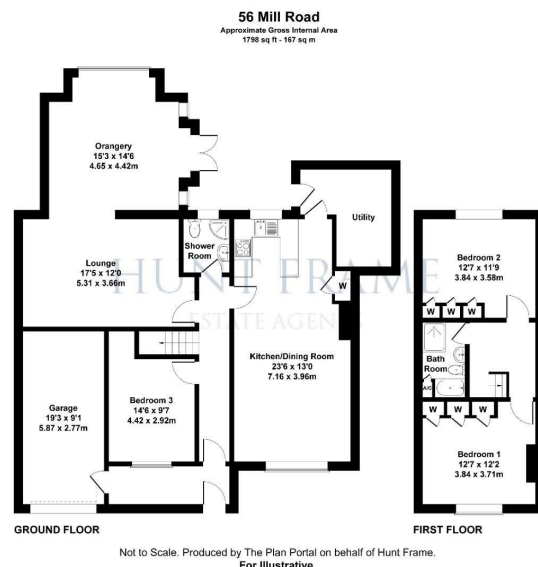
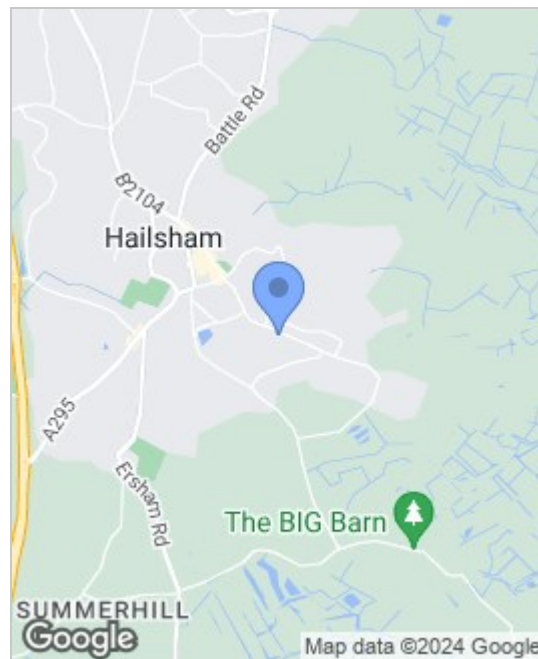
In a luxury white suite comprising panelled bath with central mixer tap and shower. Separate shower cubicle, vanity wash basin with cupboards below, low level wx, heated chrome towel ladder, tiled walls and floors, walk-in airing cupboard, double glazed window.

### Outside

Front - Laid as shingle driveway providing off road parking for three/four vehicles.

Garage - 19'3 x 9'1, with up and over door, power and light.

Rear Garden - A particular feature of the property, measuring approximately 130' and enjoying a southerly aspect. Being arranged in two main areas, the first being a formal garden which is laid to lawn with a central feature tree with fitted seating. There is an extensive patio area, with pergola which has fitted lighting and heaters. There are also flower and shrub borders and a timber shed. The second area of garden is laid out as a vegetable garden with formal beds, there is a second large garden shed with power and lighting.



Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame. For illustrative.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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