



It is rare to find a home and development finished to such a high standard. Throw out all preconceived ideas about the quality of new homes, the local developers of this exclusive development in Hailsham have spent time and money on providing a home of exceptional quality for you to enjoy for many years to come. The position of the property is conveniently placed for all local amenities including shops, primary and secondary schools and is well served for bus routes. Hailsham is a busy market town which is pleasantly situated just off the main A22, 7 miles from the East Sussex coast, set amidst the attractive open countryside including the South Downs. There are a variety of local and national shops, together with pubs, restaurants and leisure facilities in the town centre with further extensive shopping and entertainment outlets in the surrounding towns of Eastbourne, Hastings, Lewes and Tunbridge Wells. Regular train services are available in nearby town of Polegate, connecting to Brighton and Eastbourne for onward journeys to London Gatwick Airport and Ashford, Kent. Benefits to the home are a traditional brick and cladding style giving immediate character to differentiate from the norm of new homes. The heating system and all doors and windows are of the highest quality giving an energy efficiency to the property and have fitted blinds throughout, combined with a contemporary style fixtures and fittings which will appeal to buyers across the whole market.

Guide Price £550,000-£570,000
Tenure Freehold | Council Tax Band- E



11 Oak Fields, Hailsham, BN27 3YF



Entrance Hall- Composite door to front. Carpeted with radiator and staircase rising to the first floor with built in storage beneath. Deep built in cloaks cupboard.

Cloakroom- UPVc opaque window to front. Laminated wood flooring, chrome ladder radiator and inset LED ceiling lights. Contemporary suite comprising of wash hand basin with vanity cupboard under and tiled splashback, low level W.C with concealed cistern.

Kitchen/Breakfast Room - 6.25m x 3.15m (20'6" x 10'4")- Triple aspect with double glazed windows to front and rear and two sets of French doors to side. Radiators and inset LED ceiling lights, laminated flooring. Fully integrated with a range of contemporary base and wall units comprising of cupboards and drawers with built in double electric oven, washing machine and dryer, dishwasher and fridge/freezer. Corresponding composite work surfaces with inset stainless steel sink and drainer unit with contemporary mixer tap and 5 burner electric ceramic hob with fitted glass and steel cooker hood and tiled splashback.

Lounge/Dining Room - 7.62m x 4.42m (25'0" x 14'6")- Triple aspect with double glazed windows to front and side and French doors to rear patio. Carpeted with radiators and T.V point.

First Floor Landing- Galleried landing with loft access with fitted ladder and window to rear.

Bedroom One - 3.99m x 3.3m (13'1" x 10'10")- Double glazed window to front, radiator. Door to en-suite.

En-Suite- Opaque double glazed window to side, laminated flooring, chrome ladder radiator, inset LED ceiling lights and extractor fan. Walk in double shower cubicle with rain head over and wall mounted hand held attachment, wash hand basin with vanity cupboard under and tiled splashback, low level W.C with concealed cistern.

Bedroom Two - 3.18m x 2.95m (10'5" x 9'8")- Double glazed window to rear, radiator.

Bedroom Three - 3.15m x 2.95m (10'4" x 9'8")- Double glazed window to rear, radiator and wardrobes.

Bedroom Four - 3.15m x 3.15m (10'4" x 10'4")- Double glazed window to front, radiator and wardrobes.

Bathroom- Opaque double glazed window to front. Laminated flooring, chrome ladder radiator, inset LED ceiling lights and extractor fan. Double ended panel bath with centred mixer taps and shower over, wash hand basin with vanity cupboard under and tiled splashback, low level W.C with concealed cistern

Front Garden- Laid to lawn with electricity meter.

Double Garage - 5.84m x 5.51m (19'2" x 18'1")- Two electric up and over doors. Personal door to garden with double glazed window. Storage into the roof space, power and light. Parking to the front of the garaging.

Rear & Side Gardens- Enclosed by fencing with two gated accesses. Power, tap and lighting. Arranged with laid to lawn and paved patio area and decking with planted borders with planted trees and shrubs. Personal door to double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



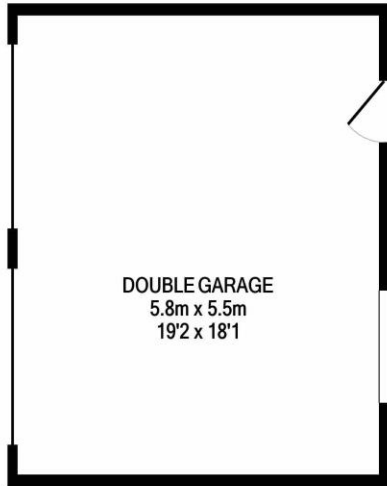
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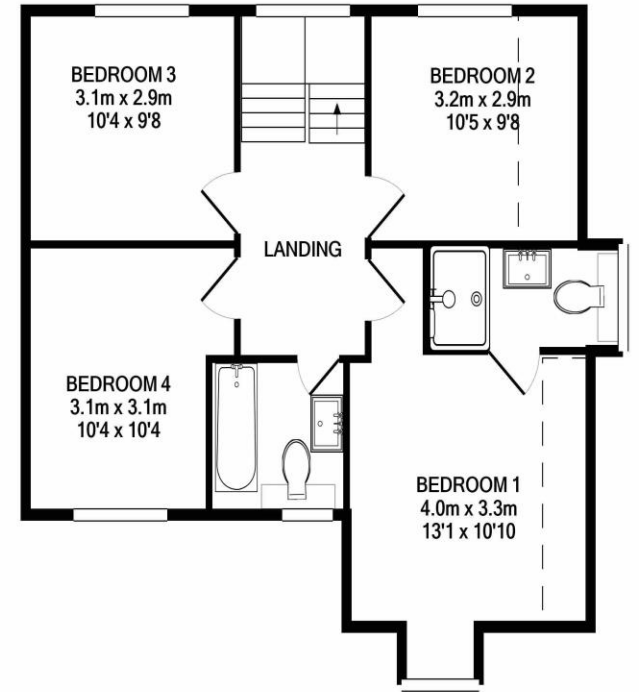
Company Registration Number 14506438



DOUBLE GARAGE
5.8m x 5.5m
19'2 x 18'1



GROUND FLOOR
APPROX. FLOOR
AREA 98.3 SQ.M.
(1058 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 58.5 SQ.M.
(630 SQ.FT.)

TOTAL APPROX. FLOOR AREA 156.8 SQ.M. (1687 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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