



**2 Bed
House - End Terrace
located in**

SELBYS
ESTATE AGENTS

4 Garden Cottages Golden
Cross
Hailsham
BN27 4AW



Asking price £270,000

This stunning end of terrace, two bedroom, 5-year-old home forms part of an executive development, constructed and finished to a high specification. The property boasts many modern luxuries with a beautifully fitted kitchen with integrated appliances and contemporary fully tiled white bathroom suites. In addition, the property benefits from gas central heating and UPVC double glazed windows.

The accommodation is arranged over two floors and comprises, in brief on the ground floor, a stunning open plan kitchen, dining/sitting room & W/C. The kitchen is beautifully fitted with a modern range of matching units with low profile door furniture, integrated appliances, built-in gas hob, oven, and breakfast bar. The open plan sitting/dining room leads out through double French doors to the garden.

The first floor provides a landing, a master bedroom with built-in wardrobe and en-suite shower room, a further double bedroom with built-in wardrobe and family bathroom comprising of a modern white suite.

Living Room - 4.44m x 6.82m (14'6" x 22'4") -

Bedroom 1 - 2.54m x 2.78m (8'3" x 9'1") -

Bedroom 2 - 3.50m x 3.36m (11'5" x 11'0") -





Ground Floor
Area: 30.3 m² ... 326 ft²

First Floor
Area: 30.3 m² ... 326 ft²

4, Garden Cottages, Golden Cross, Chiddingly, BN27 4AW

Total Area: 60.6 m² ... 652 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

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