



**2 Bed**  
**Park home**  
**located in**

Prices from £225,000



**SELBYS**  
ESTATE AGENTS



Warren Wood Vicarage  
Lane  
Hailsham  
BN27 1BA

#### SMALL GATED PRIVATE DEVELOPMENT OF JUST 24 PROPERTIES

We are pleased to present this fantastic two bedroom, two bathroom modern bungalow located in a popular gated development. Internally there is a good sized lounge/diner with French doors leading to a secluded deck, and a laid to lawn, secluded garden.

The lodge boasts of a modern kitchen with built in appliances, good sized, open plan kitchen/diner, two double bedrooms, family bathroom and a ensuite to the Master bedroom.

The Master bedroom has the added benefit of dressing area with built in wardrobes and ensuite shower room. The second bedroom has built in wardrobes and use of the family bathroom with roll top bath. These must be seen to appreciate the quality of finish and space on offer.

\*CALL AGENT FOR FURTHER DETAILS

Kitchen/Dining/Living Room - 5.92m x 5.84m (19'5" x 19'1") -

Bedroom 2 - 3.12m x 2.92m (10'2" x 9'6") -

Bathroom - 2.16m x 1.70m (7'1" x 5'6") -

Bedroom 1 - 2.92m x 2.84m (9'6" x 9'3") -

Dressing Room - 2.82m x 1.96m (9'3" x 6'5") -

En-Suite - 2.82m x 1.14m (9'3" x 3'8")









Warren Wood Vicarage Lane, Hailsham, BN27 1BA







### 3, Warren Wood, Hailsham Road, Stone Cross, BN24 5BS

Total Area: 73.8 m<sup>2</sup> ... 794 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

#### DIRECTIONS

#### CONTACT

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