



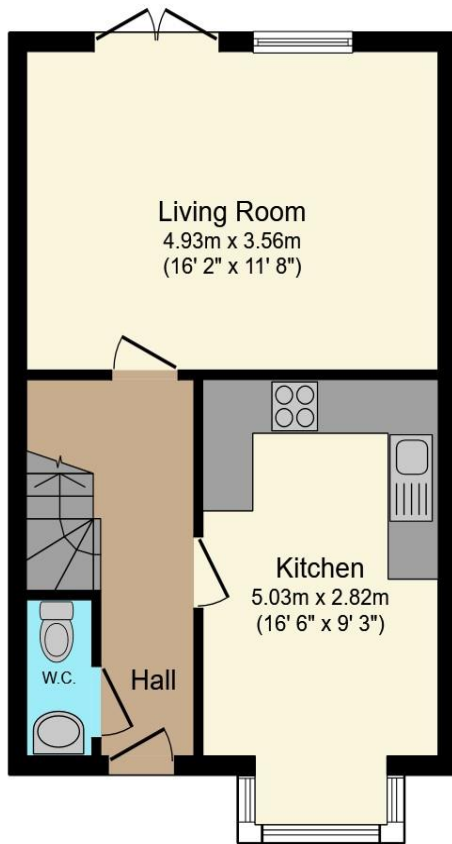
Luscombe Avenue, Hellingly, Hailsham BN27 4DW

welcome to

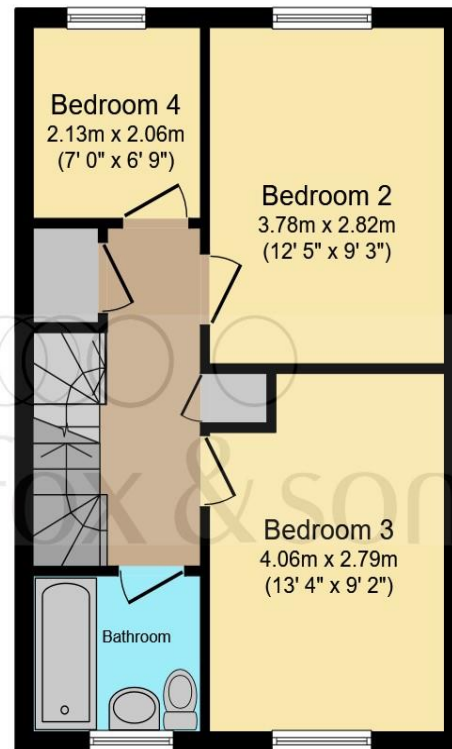
Luscombe Avenue, Hellingly, Hailsham

Fox & Sons are pleased to bring to the market this stunning four bedroom semi-detached house, offering bright accommodation over three floors, two bathrooms and a modern kitchen/diner with drive & carport. Situated in the highly sought after area of Roebuck Park which is nestled in ancient woodland.

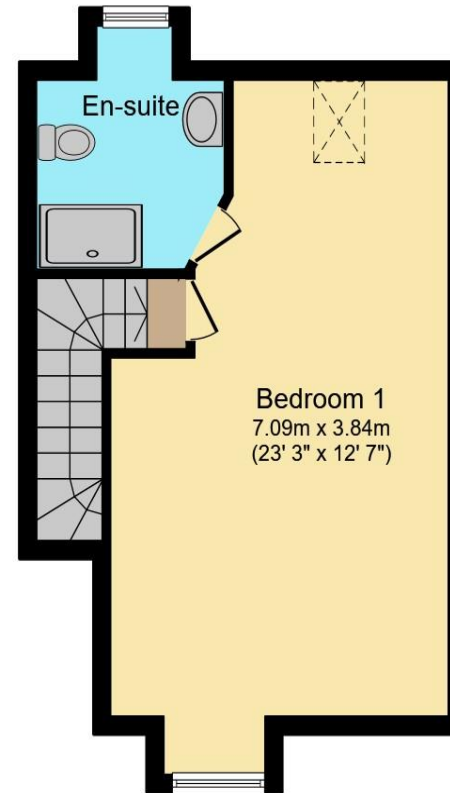




Ground Floor



First Floor



Second Floor

Entrance Hall

**Ground Floor
Cloakroom/W.C**

Living Room

Kitchen/ Diner

Stairs To First Floor

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Stairs To Top Floor

Master Bedroom

En Suite Shower Room

Outside

Private Rear Garden

Driveway

Car Port

Total floor area 113.1 m² (1,218 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Luscombe Avenue, Hellingly, Hailsham

- Beautifully Presented Semi Detached Family Home
- Four Bedrooms
- Car Port & Driveway
- Modern Throughout
- Easy To Maintain Lawned Rear Garden
- En Suite & Dressing Area to Master Bedroom
- Kitchen/Diner & Living Room with Doors to Garden

Tenure: Freehold EPC Rating: C

offers in excess of

£345,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI109784



Property Ref:
HAI109784 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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