



**Station Road, Hellingly, Hailsham BN27 4EU**

**welcome to**

## **Station Road, Hellingly, Hailsham**

Fox & Sons are delighted to offer to market this beautifully presented Three Double Bedroom Detached Chalet Bungalow situated in the ever-popular Hellingly village. The property is situated on a favourable plot in the semi-rural Hellingly village, just around the corner from 2 primary schools and less than a 10 minute drive from the bustling Hailsham High Street with plenty of local shops, supermarkets and amenities. There are good local transport links with a bus route taking you to the local schools, and surrounding villages. The home is a stone's throw away from several picturesque locations and walks including the Cuckoo Trail which is just at your doorstep.



### Entrance Hall

### Living Room

18' 9" x 11' 7" ( 5.71m x 3.53m )

### Kitchen/Breakfast Room

18' 11" x 11' 2" ( 5.77m x 3.40m )

### Conservatory

12' 4" x 9' 1" ( 3.76m x 2.77m )

### Bedroom Two

11' 8" x 11' 7" ( 3.56m x 3.53m )

### Bedroom Three

11' 5" x 11' 3" ( 3.48m x 3.43m )

### Bathroom

6' 2" x 5' 7" ( 1.88m x 1.70m )

### First Floor Landing

### Bedroom One

21' 9" x 11' 9" ( 6.63m x 3.58m )

### En-Suite Shower Room

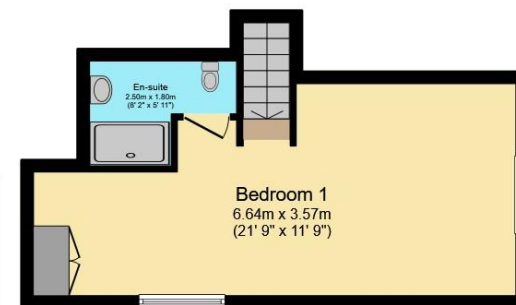
8' 2" x 5' 11" ( 2.49m x 1.80m )

### Sizeable Lawned Rear Garden

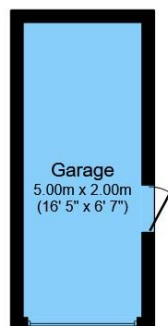
### Car Port, Garage And Driveway



Ground Floor



First Floor



Garage

Total floor area 123.0 sq.m. (1,324 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Station Road, Hellingly Hailsham

- Three Double Bedroom Detached Chalet Bungalow
- Ground Floor Bathroom & En-Suite Shower Room
- Sizeable Lawned Rear Garden
- Car Port, Garage & Driveway Parking for Four Cars
- Beautifully-Presented Throughout
- Situated in the Ever-Popular Hellingly Village

Tenure: Freehold EPC Rating: D

guide price

**£550,000-£575,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAI109757 - 0003

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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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