



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.



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

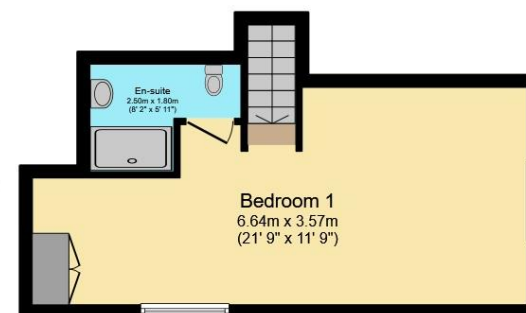
8' 2" x 5' 11" (2.49m x 1.80m)

Sizeable Lawned Rear Garden

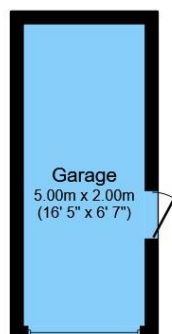
Car Port, Garage And Driveway



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.



view this property online fox-and-sons.co.uk/Property/HAI109757



welcome to

Station Road, Hellingly Hailsham

- Ground Floor Bathroom & En-Suite Shower Room
- Situated in the Ever-Popular Hellingly Village
- Car Port, Garage & Driveway Parking for Four Cars

Tenure: Freehold EPC Rating: D
Council Tax Band: E

guide price

£500,000-£525,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI109757



Property Ref:
HAI109757 - 0007

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.


fox & sons



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk