





welcome to

Hawthylands Drive, Hailsham

Nestled in the highly regarded Hawthylands Drive area of Hailsham, this beautifully proportioned three-bedroom detached residence presents a rare opportunity to acquire a home of space and comfort.













Porch

Entrance Hall

Bedroom One

15' 1" x 10' 11" (4.60m x 3.33m)

Ensuite

Bedroom Two

15' 2" x 11' 11" (4.62m x 3.63m)

Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)

Kitchen

11' x 10' 11" (3.35m x 3.33m)

Conservatory/ Utility

10' x 4' 2" (3.05m x 1.27m)

Living Room

18' 2" x 11' (5.54m x 3.35m)

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)

Dining Room/ Sun Room

18' x 8' 10" (5.49m x 2.69m)

Outside

Rear Garden

Garden Office/ Room

19' x 7' 3" (5.79m x 2.21m)

Garage

14' 11" x 9' 3" (4.55m x 2.82m)

Total floor area 125.2 m² (1,348 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

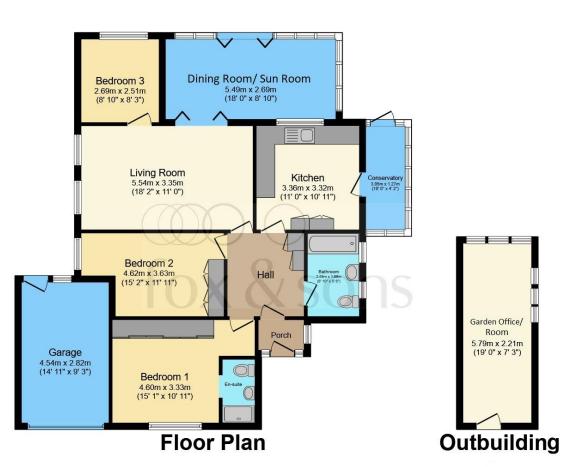


Agents Note

The property comes with full planning permission and full architect / structural calculations for a loft conversation to add an extra 3 bedrooms and 1 bathroom. See Wealden Council ref WD/2023/3059/F







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Hawthylands Drive, Hailsham

- Detached Bungalow
- Dining/ Sun room with bi-fold doors
- Three Bedrooms, master with ensuite
- Extensive, mature rear garden
- Garden Office/ Room
- Driveway parking and garage
- Prime residential location in Hailsham
- Planning permission granted see agents note

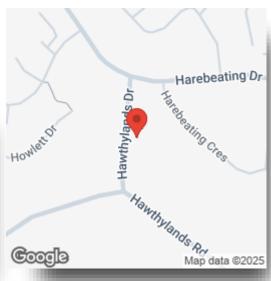
Tenure: Freehold EPC Rating: C

£475,000









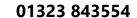
Please note the marker reflects the postcode not the actual property

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Property Ref: HAI109911 - 0003 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.







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