



Lion House Park Mill Road, Hailsham BN27 2SE

welcome to

Lion House Park Mill Road, Hailsham

Fox & Sons are pleased to bring to the market this new double width two bedroom park home offering modern living throughout and two double bedrooms with a further study room. The property is located in the highly sought after location of Lion House Park, Hailsham.



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The home is internally arranged with an entrance hall, dining room, large living room with dual aspect windows, modern kitchen, two double bedrooms with the master having a walk in wardrobe, en suite shower room with walk in shower and a further family bathroom. Other additions to this park home include full double glazing, gas Central heating, and surrounding gardens to all sides.

Entrance Hall

Lounge

19' 4" x 12' 1" (5.89m x 3.68m)

Dining Room

11' x 9' 10" (3.35m x 3.00m)

Kitchen

12' 4" x 9' 2" (3.76m x 2.79m)

Bedroom One

9' 7" x 9' 2" (2.92m x 2.79m)

Walk In Wardrobe

Ensuite

7' x 4' 8" (2.13m x 1.42m)

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Study/Bedroom Three

9' 2" x 5' 2" (2.79m x 1.57m)

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

Outside Space



view this property online fox-and-sons.co.uk/Property/HAI110010



welcome to

Lion House Park Mill Road, Hailsham

- Chain Free
- Two Double Bedrooms
- Two Bathrooms Including En Suite
- Modern Throughout
- Over 50s

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£249,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI110010



Property Ref:
HAI110010 - 0004

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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