



New Road, Hellingly, Hailsham BN27 4EW

welcome to

New Road, Hellingly, Hailsham

This exceptional four-bedroom new build blends timeless materials with modern comfort, offering generous living space, high-quality finishes, and the rare potential to expand into a six-bedroom home via the integral garage and loft (subject to relevant permissions).

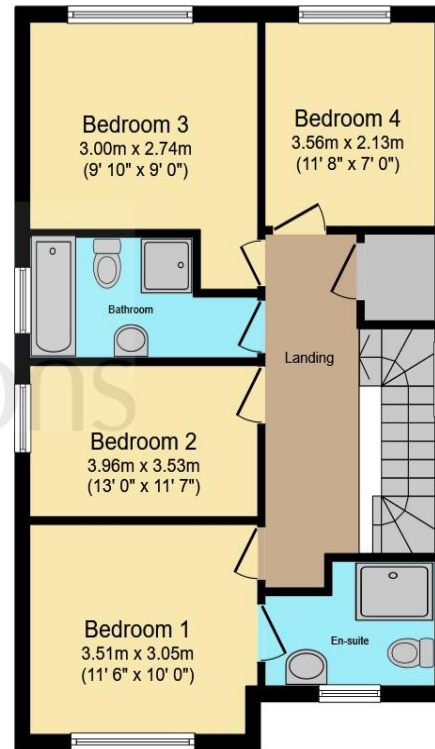
Set on a generous plot with a handsome stone driveway, this home has been thoughtfully designed and finished to an exacting standard. Inside, the property features elegant oak flooring throughout the ground floor, adding warmth and character to the bright, spacious layout. The heart of the home is the open-plan kitchen/dining area - complete with sleek built-in appliances - perfect for family life and entertaining. A feature chimney adds a charming focal point and provides the opportunity for a log burner or open fire. Multiple reception spaces offer flexibility for working from home, hosting, or relaxing. Upstairs, there are four generously sized bedrooms, including a luxurious principal suite. With the garage and loft both offering conversion potential, this home can grow with you - ideal for larger families or those seeking additional home office or guest space.

Sustainability is built in, with an air source heat pump providing efficient, eco-friendly heating year-round. Outside, the landscaped rear garden offers privacy and plenty of space for outdoor living, while the front features a stone driveway with ample off-road parking and access to the integral garage via an electric door.





Ground Floor



First Floor

Total floor area 138.4 m² (1,490 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

Entrance Hall

Cloakroom Wc

Utility

11' 5" x 7' 8" (3.48m x 2.34m)

Kitchen/ Living Room

26' 1" x 21' (7.95m x 6.40m)

Study/ Snug

9' 8" x 8' 10" (2.95m x 2.69m)

First Floor Landing

Bedroom One

11' 6" x 10' (3.51m x 3.05m)

En-Suite

Bedroom Two

13' x 11' 7" (3.96m x 3.53m)

Bedroom Three

9' 10" x 9' (3.00m x 2.74m)

Bedroom Four

11' 8" x 7' (3.56m x 2.13m)

Bathroom

Outside

Rear Garden

Driveway

Integral Garage

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- Four bedrooms (potential to convert to six via garage and loft)
- Integral garage with electric door
- Oak flooring throughout the ground floor
- Built-in kitchen appliances
- Chimney - ideal for a log burner or open fire
- Air source heat pump
- Stone driveway with parking for multiple vehicles
- Stylish, energy-efficient new build in a desirable village location

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: F

guide price

£575,000-£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

HAI109976 - 0011

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