





welcome to

The Yalding Woodbury Manor, Hailsham

Woodbury Manor is an exciting development of three and four bedroom homes that is ideal first time buyers, families and commuters seeking a blend of semi-rural tranquillity and urban convenience. Located on the outskirts of the charming town of Hailsham, East Sussex.

Woodbury Manor is within easy reach of both comprehensive local amenities and lush green countryside. Access to the cities of Brighton and Eastbourne is also made easy via strong road and rail connections. With the added benefit of electric vehicle charging points to every residence and highly energy-efficient design, this sustainable community makes the ideal home today and for future generations.

Woodbury Manor enjoys a great selection of amenities on its doorstep. Hailsham town centre can be reached in four minutes by car and plays home to supermarkets, quaint cafés, and essential services, providing everything needed for daily life.

Nestled between the High Weald and South Downs National Park, Woodbury Manor makes a wonderful base for exploring the great outdoors. Whether it's cycling, walking, or simply soaking in the scenic views, the natural beauty of the area is hard to beat. For beach lovers, the South Coast offers miles of windswept coastline that's perfect for long walks in the sea air.









Entrance Hall

Cloakroom

Kitchen / Dining Room

17' 6" x 8' 8" (5.33m x 2.64m)

Living Room

15' 4" x 13' 7" (4.67m x 4.14m)

Stairs To First Floor Landing

Bedroom One

10' 2" x 10' 1" (3.10m x 3.07m)

En Suite

Bedroom Two

11' x 8' 6" (3.35m x 2.59m)

Bedroom Three

11' x 6' 6" (3.35m x 1.98m)

Bathroom

Rear Garden

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- THREE BEDROOM SEMI DETACHED
- 10 YEAR NHBC BUILDMARK POLICY
- RESERVE YOUR PLOT TODAY
- INTEGRATED APPLIANCES
- CLOSE PROXIMITY TO TOWN CENTRE

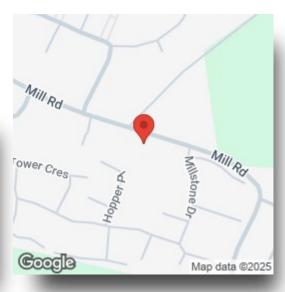
Tenure: Freehold EPC Rating: Exempt

£349,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HAI110097 - 0002 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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