



**The Shire The Paddock, Upper Dicker Hailsham BN27 3RG**

***welcome to***

## **The Shire The Paddock, Upper Dicker Hailsham**

An exceptional collection of nine brand new contemporary homes situated in a peaceful countryside setting.

Welcome to The Paddock, a new development hidden in the rural village of Upper Dicker.

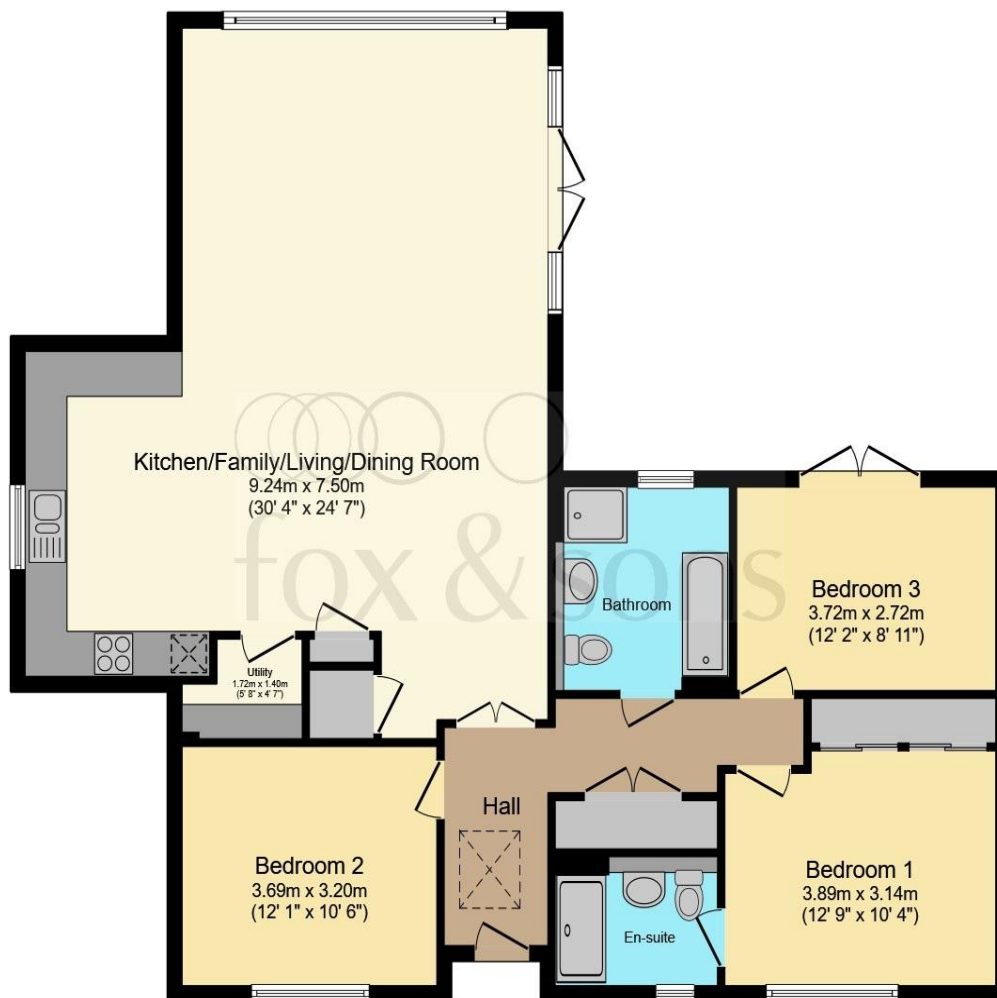
Offering a choice of two-, three- and four-bedroom homes all designed for long-term living, each home at The Paddock has been designed with a commitment to quality alongside enhancing the environment. This hamlet of new homes will bring residents a high specification finish throughout including fully fitted kitchens with integrated appliances and hot taps, spacious light-filled interiors, flooring throughout, energy efficient air source heat pump heating systems and private driveways offering ample parking.

New residents can expect to enjoy life within a warm community, connected by well-trodden footpaths and invigorating walks, the local cafes and public houses alongside the nature trails and activity parks in the surrounding area. Families will also benefit from the top choice of Sussex schools.

Set within a large green paddock with views across the countryside, The Paddock enjoys easy access to the A22 Hailsham bypass, as well as a local bus network and national railway services from Berwick, just 5 minutes away.







## Entrance Hall

## Bedroom Two

12' 1" x 10' 6" ( 3.68m x 3.20m )

## Kitchen / Dining Room

24' 7" x 16' 2" ( 7.49m x 4.93m )

## Utility

## Family / Living Room

30' 4" x 17' 3" ( 9.25m x 5.26m )

## Bedroom One

12' 9" x 10' 4" ( 3.89m x 3.15m )

## En Suite

## Bedroom Three

12' 2" x 8' 10" ( 3.71m x 2.69m )

## Bathroom

## Rear Garden

## Allocated Parking Spaces

## Disclaimer

Total floor area 118.8 m<sup>2</sup> (1,279 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](http://www.focalagent.com)

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## The Shire The Paddock, Upper Dicker Hailsham

- BRAND NEW THREE BEDROOM DETACHED BUNGALOW
- ONLY ONE OF THIS HOUSE TYPE AVAILABLE
- AMTICO FLOORING AND CARPET THROUGHOUT
- AIR SOURCE HEAT PUMP HEATING SYSTEM
- CONTEMPORARY MODERN STYLE KITCHENS

Tenure: Freehold EPC Rating: C

# £695,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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