

6 Sheppey Walk,
Hailsham, BN27 3BR

Freehold
Guide Price
£500,000



 4 Bedroom  2 Reception  2 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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*** GUIDE PRICE £500,000 to £530,000 *** Located with walking distance of Hailsham Town Centre amenities, this superbly presented detached home provides excellent and incredibly spacious accommodation ideally suited for families. Having four large double bedrooms, the property is notable for its generous living space which includes a sitting room, dining room and conservatory/garden room, whilst the stylish refitted kitchen/breakfast room has Quartz worktops and most appliances integrated. Benefits include solar panels, a cloakroom, en suite facilities and a well appointed bath and shower room/wc. Double glazing, gas fired central heating and radiators extend throughout whilst fitted shutters and a wood burner are further enhance this most appealing home. A secluded rear garden is arranged to lawn and patio with gated side access. To the front, the block paved driveway provides off street parking and leads to the integral garage.

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Main Features	Entrance Covered entrance with frosted double glazed door to-
<ul style="list-style-type: none">Superbly Presented Detached HouseFour Double BedroomsSolar PanelsTwo Reception RoomsKitchen/Breakfast RoomDouble Glazed Conservatory/Garden RoomEn-Suite Shower Room/WCBath and Shower Room/WCSecluded Rear GardenCHAIN FREE	Entrance Hallway Radiator. Understairs cupboard. Wood effect flooring. Cloakroom Low level WC. Wall mounted wash hand basin with mixer tap. Wood effect flooring. Frosted double glazed window with fitted shutters. Sitting Room 20'1 x 13'2 (6.12m x 4.01m) Radiator. Fireplace with ornate surround with mantel above and inset solid fuel burner. Wood effect flooring. Double glazed window to front aspect with fitted shutters. Dining Room 13'2 x 11'3 (4.01m x 3.43m) Radiator. Wood effect flooring. Kitchen/Breakfast Room 16'8 x 11'3 (5.08m x 3.43m) Range of units comprising of bowl and a half single drainer sink unit and mixer tap with part tiled walls, upstands and surrounding quartz worktops and breakfast bar with cupboards and drawers under. Inset four ring gas hob with electric oven under. Integrated dishwasher and drinks chiller. Space for American Style fridge freezer. Range of wall mounted units and extractor. Radiator. Tiled flooring. Double glazed window to rear aspect with fitted shutters. Door to integral garage and double glazed door to rear. Double Glazed Conservatory/Garden Room 11'3 x 10'7 (3.43m x 3.23m) Radiator. Tiled flooring. Double glazed window to rear and double glazed double doors to rear.

Stairs from Ground to First Floor Landing
Airing cupboard. Access to loft with ladder (not inspected).

Large Master Bedroom
18'5 x 13'5 (5.61m x 4.09m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with fitted shutters.

En-Suite Shower Room/WC
Shower cubicle with wall mounted shower. Pedestal wash hand basin with mixer tap set in vanity unit. Low level WC. Tiled flooring and tiled walls. Radiator. Frosted double glazed window.

Bedroom 2
14'3 x 10'4 (4.34m x 3.15m)
Radiator. Built in wardrobe. Carpet. Double glazed window to front aspect with fitted shutters and black out blinds.

Bedroom 3
11'2 x 10'1 (3.40m x 3.07m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

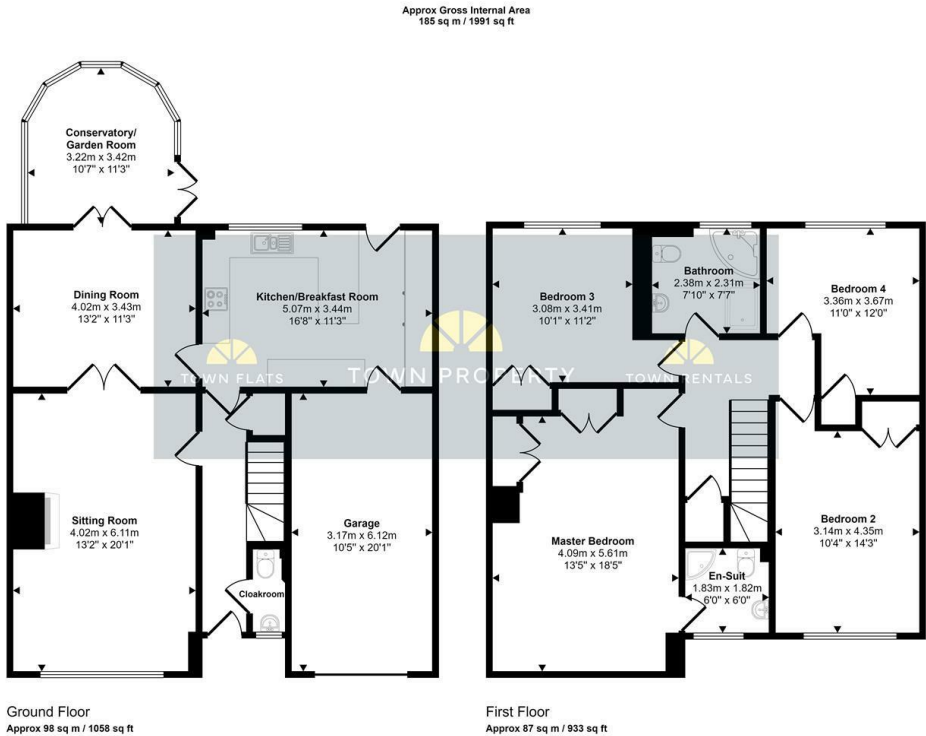
Bedroom 4
12'0 x 11'0 (3.66m x 3.35m)
Radiator. Built in wardrobe. Carpet. Double glazed window to rear aspect.

Bath & Shower Room/WC
Panelled corner bath with mixer tap and shower attachment. Shower cubicle with wall mounted shower. Wall mounted wash hand basin with mixer tap. Low level WC. Radiator. Tiled flooring and part tiled walls. Frosted double glazed window.

Outside
A delightful rear garden offers much seclusion and is laid to lawn and patio with planted borders and gated side access.

Parking
A block paved driveway to the front provides off street parking and leads to the integral garage.

Large Integral Garage
20'1 x 10'5 (6.12m x 3.18m)
Having extra height, remote roller door, electric light and power and a utility area with sink and space and plumbing for washing machine and tumble dryer.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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