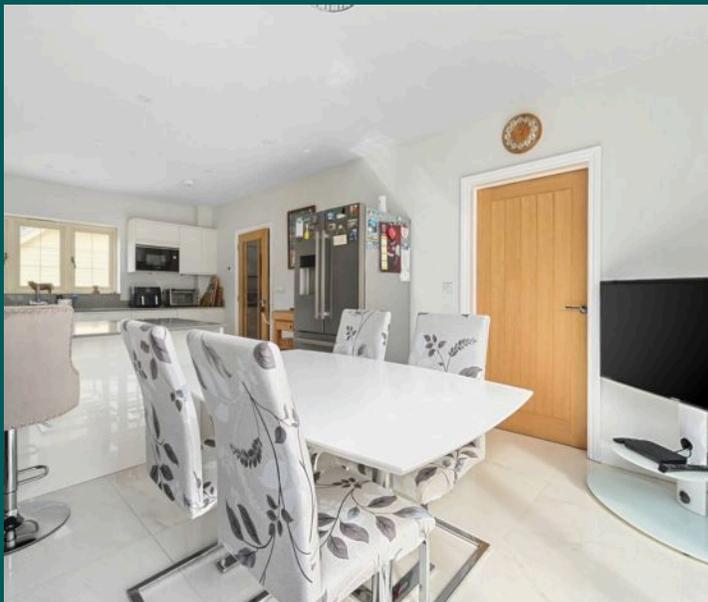




17 Danecroft Place, Hellingly

Hailsham

Guide Price £800,000



17 Danecroft Place

Hellingly, Hailsham

GUIDE PRICE **£800,000-£850,000** Positioned on a peaceful private road on the outskirts of Hellingly village, this outstanding four-bedroom detached property offers an exceptional standard of living.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Exceptional 4-bedroom detached home in a private, exclusive development on the outskirts of Hellingly
- Modern kitchen/breakfast room with integrated Bosch appliances and bi-folding doors to the garden
- Spacious 22' lounge, formal dining room, study and ground floor cloakroom
- Principal suite with walk-in wardrobe and luxury en-suite, plus two further en-suite bedrooms and family bathroom
- Landscaped rear garden with sun terrace, lawn, summer house and greenhouse
- Block-paved driveway, double garage with power and lighting.

GUIDE PRICE ***£800,000-£850,000*** Positioned on a peaceful private road on the outskirts of Hellingly village, this outstanding four-bedroom detached property offers an exceptional standard of living. Built in 2017 as part of an exclusive development of luxury homes, it combines space, style and practicality, making it ideal for families or professionals seeking a high-quality residence in a desirable location. The property is finished to an impressive specification, including oak flooring, an oak staircase, underfloor heating, Bosch appliances and Villeroy & Boch sanitaryware. The heart of the home is the modern kitchen/breakfast room, with high gloss units, integrated Bosch appliances and bi-folding doors leading onto the rear terrace. A separate utility room adds further storage and practicality. The living accommodation is generous, with a 22' lounge filled with natural light and a feature fireplace, a formal dining room with garden access, and a dedicated study ideal for home working. A convenient cloakroom completes the ground floor. Upstairs, the oak staircase leads to a spacious landing and four well-proportioned bedrooms. The principal suite includes a walk-in wardrobe and luxury en-suite, while two additional bedrooms also benefit from their own stylish en-suites. The fourth bedroom is served by a beautifully appointed family bathroom with a slipper bath and separate shower. Outside, the property continues to impress. At the front, five-bar wooden gates open to a block-paved driveway and a double garage with power and lighting, along with a useful side store. The landscaped rear garden offers a large sun terrace, lawn, mature planting, a summer house (with potential as a gym or office), and a greenhouse. This is a rare opportunity to secure a substantial and immaculately presented home in a peaceful yet well-connected location, offering elegance, comfort and exclusivity in equal measure.



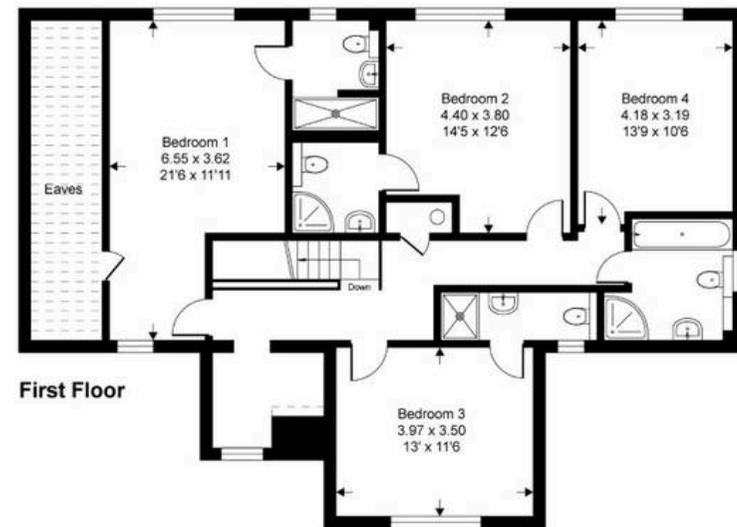
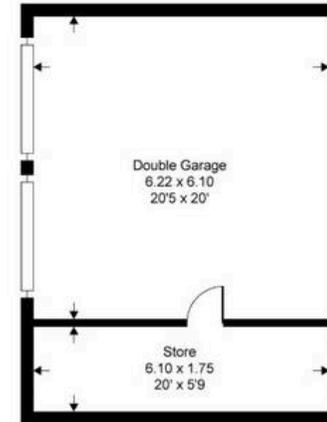
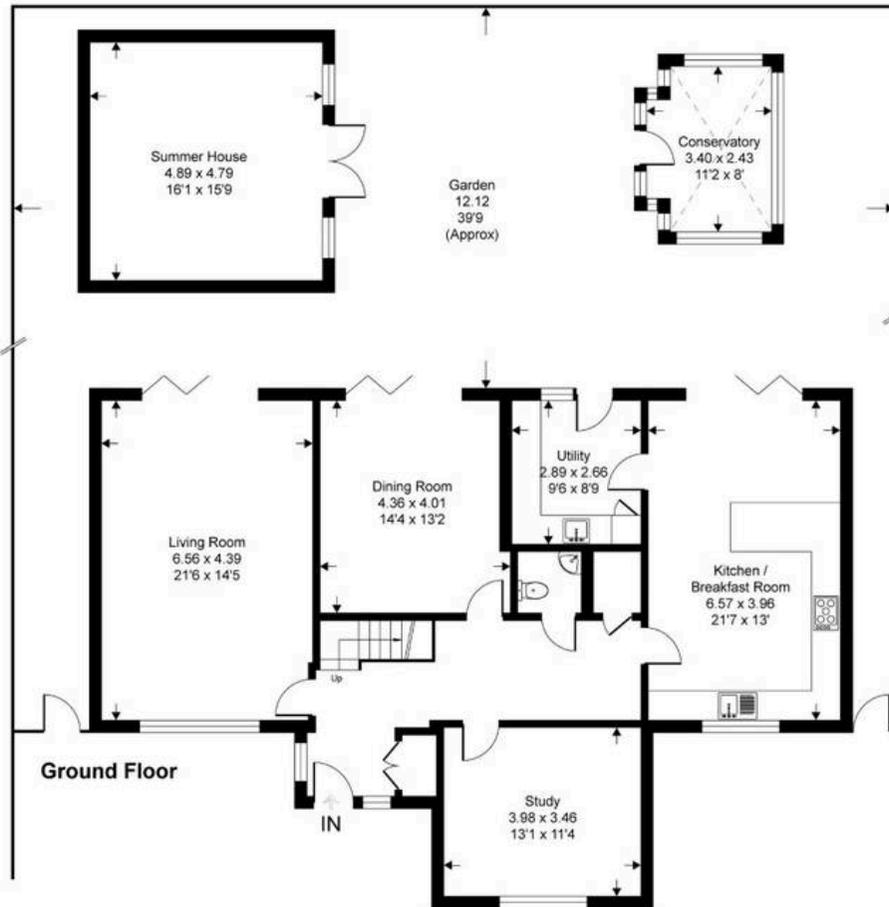




= Reduced headroom

Danecroft Place, BN27

Approximate Gross Internal Area = 222.3 sq m / 2393 sq ft
Approximate Outbuilding Internal Area = 31.4 sq m / 339 sq ft
Approximate Garage Internal Area = 49.5 sq m / 533 sq ft
Approximate Total Internal Area = 303.2 sq m / 3265 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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