




- 3D Virtual Tour
- Over The Floors
- Kitchen-Diner
- Utility Room
- Study
- Additonal Reception Rooms
- Two Ensuite Bedrooms
- Easy To Manage Garden
- Conservatory
- CHAIN FREE



Freehold  
**£465,000**

 4 BEDROOM

 3 RECEPTION

 2 BATHROOM

 1 GARAGE

Hedley Way, Hailsham

## Hedley Way, Hailsham

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### DESCRIPTION

A beautifully presented and deceptively spacious four/five bedroom detached family home, situated within a modern Taylor Wimpey built development and offered to the market chain free. Conveniently positioned for easy access to the main trunk road, nearby green spaces and local amenities, the property offers versatile accommodation across three floors and is ideal for growing families or those working from home.

The ground floor is arranged with a welcoming entrance hall, generous dual aspect sitting/dining room with bay window, modern fitted kitchen/breakfast room opening into a bright sun room overlooking the rear garden, utility room and cloakroom. In addition, there is a useful office/fifth bedroom and integral garage.

To the first floor are two well proportioned bedrooms, a contemporary family bathroom and an impressive additional lounge/family room offering flexibility for a variety of uses.

The second floor provides two great sized double bedrooms, both benefitting from en-suite shower rooms.

Externally, the property enjoys an easy to maintain rear garden, ideal for those seeking low upkeep outdoor space, together with driveway parking and integral garage. Further benefits include gas fired central heating and immaculate presentation throughout, allowing a purchaser to move straight in with minimal fuss.



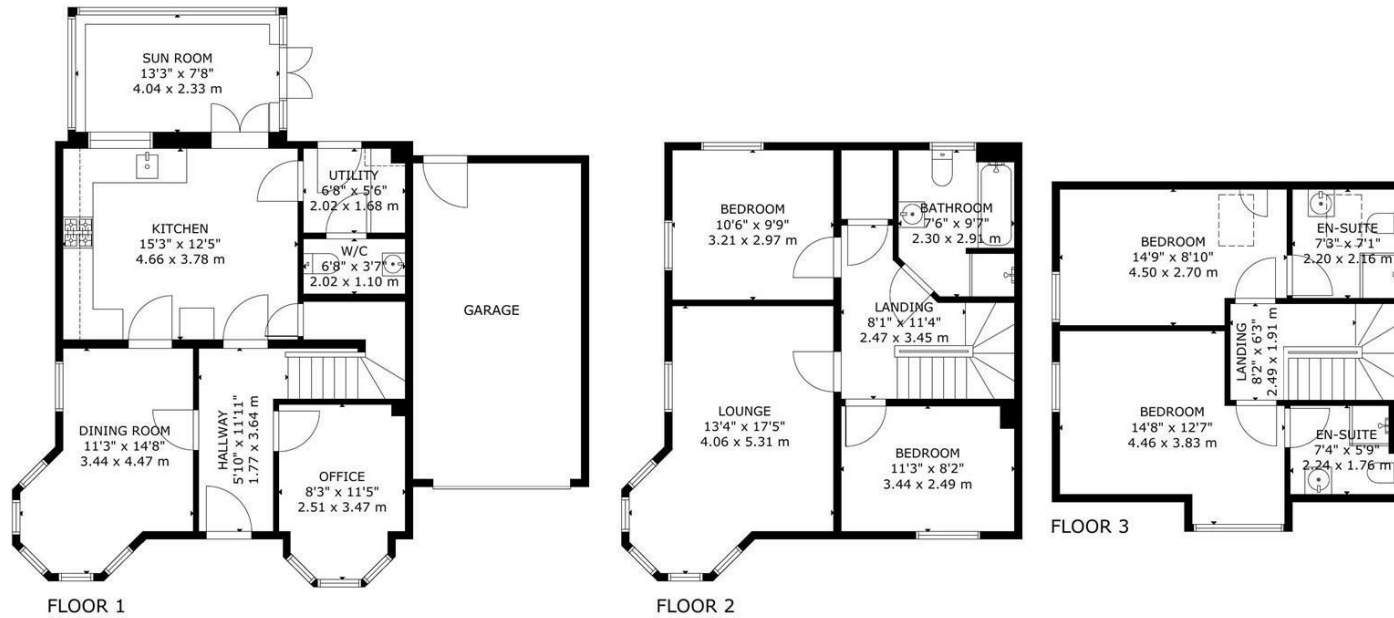


Hedley Way, Hailsham

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# Hedley Way, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 162 m<sup>2</sup>/1,749 sq.ft  
 FLOOR 1: 66 m<sup>2</sup>/714 sq.ft, FLOOR 2: 54 m<sup>2</sup>/580 sq.ft, FLOOR 3: 42 m<sup>2</sup>/455 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	