



Sussex Close, Hailsham BN27 3EB

welcome to

Sussex Close, Hailsham

Fox & Sons are delighted to offer this WELL PRESENTED AND SPACIOUS three bedroom terraced house. The ground floor accommodation briefly comprises entrance hall, kitchen, lounge diner, adjoining conservatory/sun room. whilst to the first floor there are three bedrooms and family bathroom.



Entrance Hall**Kitchen**

9' 8" x 8' 1" (2.95m x 2.46m)

Lounge/ Diner

21' 4" x 16' 7" (6.50m x 5.05m)

First Floor Landing**Bedroom One**

11' 8" x 9' 9" (3.56m x 2.97m)

Bedroom Two

11' 4" x 9' 8" (3.45m x 2.95m)

Bedroom Three

7' 9" x 7' 3" (2.36m x 2.21m)

Bathroom**Newly Carpeted****Private Rear Garden****Driveway****Agents Note**

As this property is steel frame, buyers will need to be cash buyers or have a minimum 50% deposit. For further information, please contact the office.



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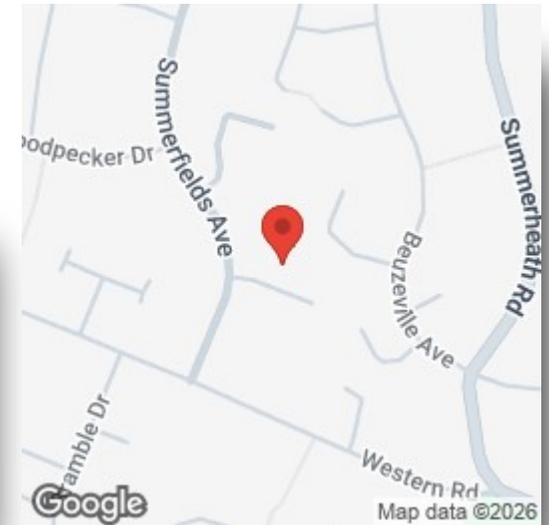
- THREE BEDROOM TERRACED HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE/DINER
- DRIVEWAY
- PRIVATE DECKED REAR GARDEN
- QUIET CLOSE
- SHORT DISTANCE TO TOWN AND BUS ROUTES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£220.000 - £240.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAI109832 - 0007

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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