




- Double Garage
- Four Bedrooms
- Quiet Cul-De-Sac Location
- Immaculately Presented Throughout
- Gas Central Heating
- Spacious Kitchen Diner
- Large Corner Plot Garden
- Family Bathroom
- En-Suite To Main Bedroom
- Viewing Essential



Freehold  
**£475,000**

 4 BEDROOM

 2 RECEPTION

 2 BATHROOM

 2 GARAGE

The Paddocks, Hailsham

# The Paddocks, Hailsham

## DESCRIPTION

3D Virtual Tour | Double Garage | Four Bedrooms | Modernised Throughout | Spacious Lounge | Wrap Around Garden | Cul-De-Sac Location | Gas Central Heating | Immaculately Presented | Viewing Essential |

Situated within a quiet and sought-after residential cul-de-sac is The Paddocks, this beautifully presented home offers spacious and versatile accommodation ideal for families, first-time buyers or those looking to upsize.

The property has been well maintained and thoughtfully put together by the current owners, creating a modern and welcoming home ready to move straight into. Internally, the accommodation offers a bright and airy living space, a contemporary fitted kitchen with ample worktop and storage space. There are four bedrooms, the main affording an en-suite.

To the rear, the property enjoys a private enclosed garden providing an excellent space for entertaining, relaxing or family enjoyment, whilst to the front there is off-road parking and access to the garages.

The Paddocks is conveniently positioned for access to local schools, shops and everyday amenities, together with excellent road links towards Eastbourne, Polegate and Brighton. Hailsham town centre offers a range of supermarkets, cafes and leisure facilities, making this an excellent location for a variety of buyers.

To explore this wonderful opportunity please take a look through our 3D Virtual Tour online teamed up with our professional photography before calling us for an accompanied viewing.





## The Paddocks, Hailsham

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Entrance 1.37 x 0.83 (4'5" x 2'8")

Hallway 1.77 x 3.27 (5'9" x 10'8")

Downstairs WC 1.03 x 2.39 (3'4" x 7'10")

Living Room 3.62 x 6.72 (11'10" x 22'0")

Kitchen 3.98 x 6.21 (13'0" x 20'4")

Conservatory/ Playroom 2.19 x 4.57 (7'2" x 14'11")

Dining Room 3.80 x 3.64 (12'5" x 11'11")

Stairs To First Floor Landing

Hallway 3.71 x 1.07

Bedroom One 3.12 x 3.73 (10'2" x 12'2")

En -Suite 1.04 x 2.73 (3'4" x 8'11")

Bedroom Two 3.21 x 3.72 (10'6" x 12'2")

Bedroom Three 3.62 x 2.13 (11'10" x 6'11")

Bedroom Four 4.08 x 2.12 (13'4" x 6'11")

Double Garage

Front & Rear Garden

Driveway



# The Paddocks, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 144 m<sup>2</sup>/1556 sq.ft  
 FLOOR 1: 87 m<sup>2</sup>/938 sq.ft, FLOOR 2: 57 m<sup>2</sup>/618 sq.ft  
 EXCLUDED AREAS: GARAGE: 49 m<sup>2</sup>/525 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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