



**HOME + CASTLE**  
ESTATE AGENTS

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## Woodacres Way, Hailsham, BN27 3YP

Freehold | House - Semi-Detached | 4 Bedrooms

A chain free and beautifully presented, family home located in a quiet and highly sought after area of Hailsham. The deceptively spacious property comprises of living room, cloakroom and kitchen/breakfast room on the ground floor. On the first floor, three good sized bedrooms (one with en-suite), and family bathroom. On the second floor is the main bedroom, with office/dressing area, built in wardrobes and en suite. Hailsham town centre is within easy reach and offers a range of shops and amenities. Viewing is highly recommended to appreciate the space that the house has to offer.

**FOR SALE**  
**FREEHOLD**  
**£350,000**

### Front of property

Low maintenance gravel borders surround the front of the property, with a brick paved front path to the door. Brick paved off road parking for several cars in front of garage with electric roller door.

### Hallway

The front door of the property opens to a wood floored hallway, with white painted walls, and cupboard with hanging rail and shelf. Carpeted stairs leading to the first floor. Doors leading to:-

### Downstairs Cloakroom

Built in low level WC. Wash hand basin, with radiator.

### Kitchen/Breakfast Room 12'9" x 14'10" (max) (3.90 x 4.54 (max))

The kitchen comprises of cream base and wall mounted cabinets, with black work surfaces. White painted walls and grey tiled flooring. Integrated electric oven, gas hob, fridge freezer, dishwasher and extractor fan. Pantry. One and half bowl sink with mixer tap. Space and plumbing for washing machine. Double glazed window with views over the back garden. Space for dining table.

### Living Room 17'3" x 12'4" (5.27 x 3.77)

White painted walls, and wood flooring with double glazed bay window to the front of the property. Glass bifold doors opening out to the rear garden. TV point. Phone point.

### First Floor Landing

White painted walls, with beige carpet. Airing cupboard with electric heater, with slatted shelf and plenty of space. Radiator. Window to front of property. Stairs leading to the second floor. Doors leading to:-

### Bedroom 2 11'0" x 10'6" (3.36 x 3.21)

Double bedroom, with blue painted feature wall, with beige carpet. Radiator. Double glazed window to front of property. Door leading to en-suite:-

### En-suite 6'2" x 3'9" (1.89 x 1.16)

Corner shower enclosure with glass doors. Low level WC. Wash hand basin with mirror over. Heated towel rail. Double glazed obscured window.

### Bedroom 3 11'5" x 9'8" (3.5 x 2.97)

White painted walls, with cream carpet. Double glazed window to rear. Radiator

### Bedroom 4 6'8" x 12'9" (2.04 x 3.89)

White painted walls, and beige carpet. Radiator. Double glazed window to front. Radiator.

### Family bathroom 7'3" x 6'8" (2.21 x 2.04)

Cream half tiled walls, with cream tiled floor. Bathroom suite comprises of bath, with shower over and glass shower screen. Built-in low level WC, and wash hand

basin. Mirror. Heated towel rail. Extractor fan. Double glazed obscured window.

### Second floor landing

Spacious landing currently used as a office space. Velux window in roof. Loft hatch. Door leading to:

### Main Bedroom 9'10" x 15" (3.00m x 4.57m)

Double fitted wardrobe with doors. Yellow painted feature walls, with cream carpet. Dormer window to front of property. Sloped ceilings, and large ceiling fan. Door leading to:-

### En-suite

Cream half height tiles. Walk in shower enclosure, with glass doors. Wash hand basin. Low level WC. Heated towel rail. Velux window in roof.

### Garden

Bi-fold doors from the lounge lead to a patio area. Low maintenance gravel borders edge a paved pathway leading to further patio area. Outside tap. Gate to:-

### Storage shed / bin area

Storage shed and bin area with access to garage via electric roller garage door.

### Summerhouse 9'4" x 7'6" (2.86 x 2.29)

Pent roof summerhouse with glazed windows, and double door access. Power and light.

### Garage 10'0" x 17'11" (3.07 x 5.47)

Spacious garage with ample space for vehicle. Rafters provide storage area above. Electric roller garage doors to front and rear of garage. Power points. Lights.

### Maintenance Charge

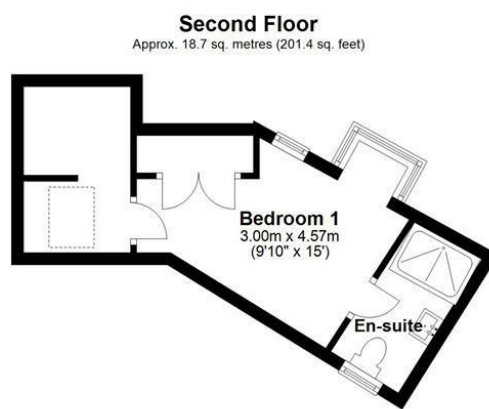
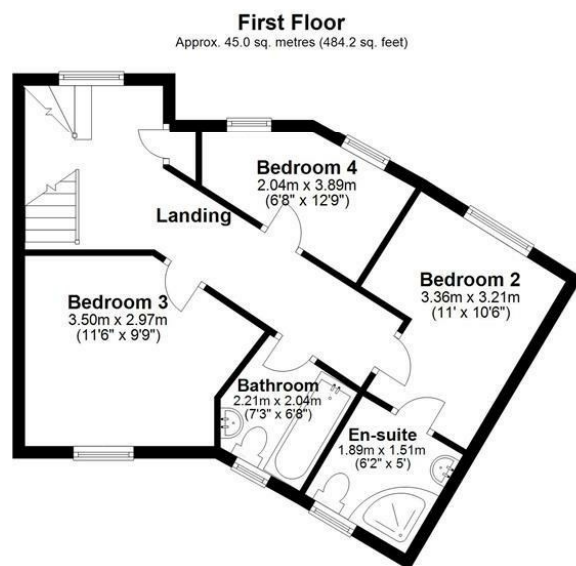
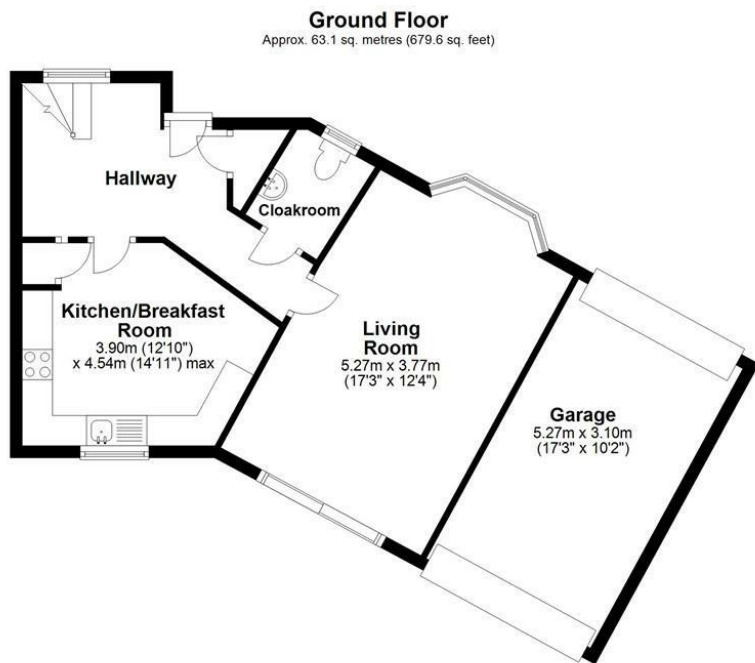
Approximately £200 per year.

### Council Tax Band

E

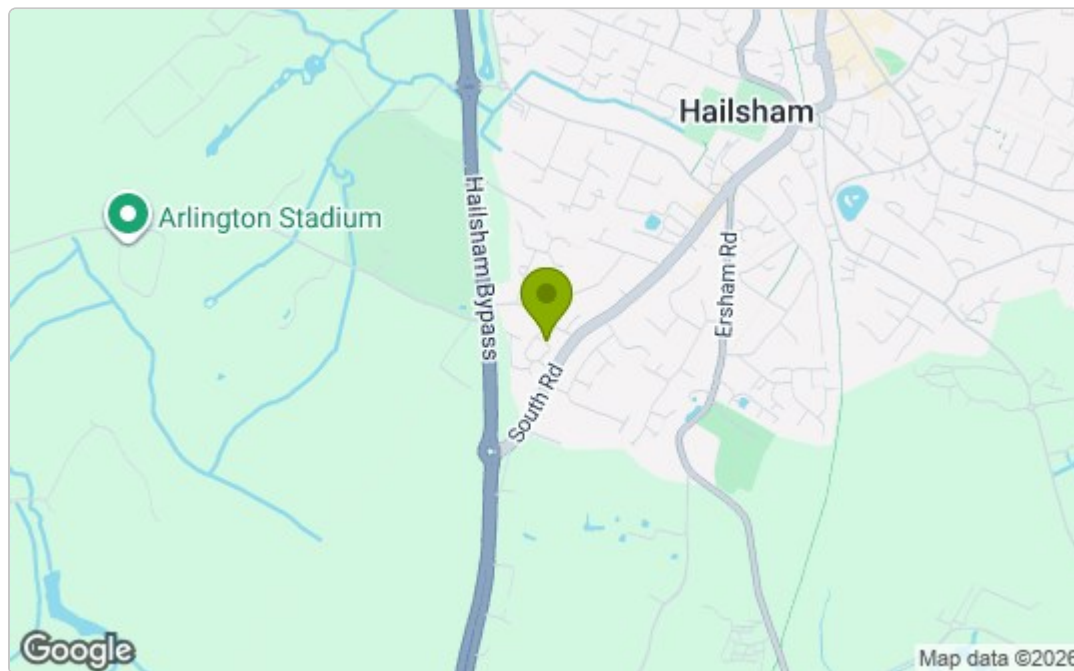
EPC rating: B

# Floor Plan



Total area: approx. 126.8 sq. metres (1365.3 sq. feet)  
**12, Woodacres Way, Hailsham**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.