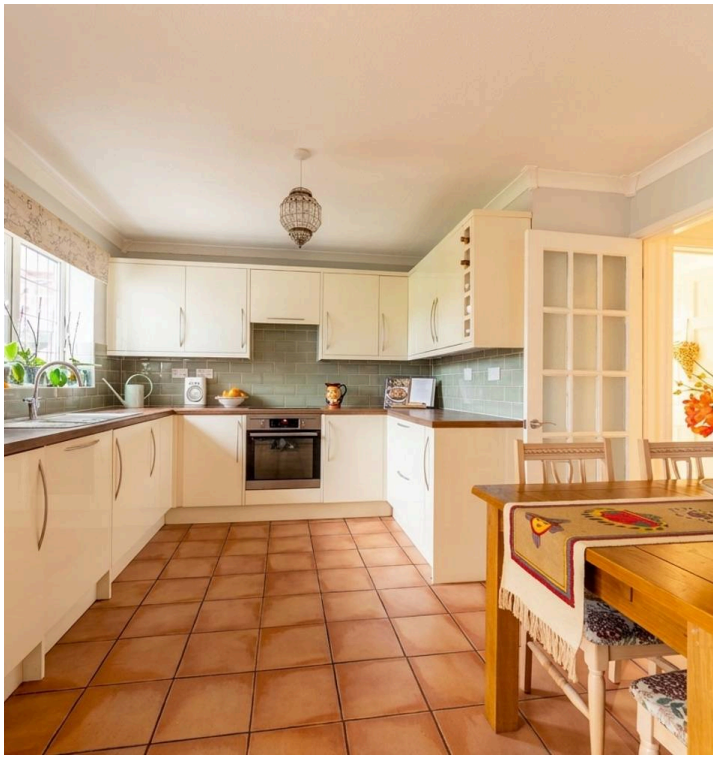


37 Sandbanks Way, Hailsham

Guide Price **£400,000**









37 Sandbanks Way

Hailsham

Spacious 3-bed semi-detached chalet bungalow with orangery, modern kitchen, garage, driveway, gas heating, and no onward chain in a sought-after area near schools, shops, and transport links.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Chalet style home
- Three double bedrooms (one situated on the ground floor)
- Ground floor bathroom and separate WC on first floor
- Integral garage and Driveway for multiple vehicles.
- Beautiful well stocked gardens
- Kitchen and Dining Room
- Utility Room
- Magnificent Orangery
- Gas Central Heating and Double Glazing
- No onward chain

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Entrance Porch
The entrance features an elegant double-glazed front door, complemented by a double-glazed side window. Natural light fills the space through a beautifully designed leaded light window.

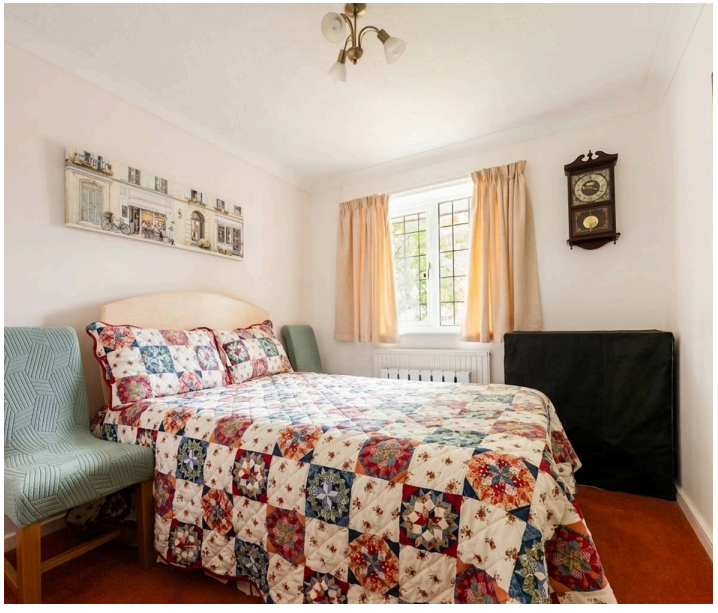
Living Room
15' 6" x 11' 9" (4.72m x 3.57m)
Features a beautiful double-glazed lead light window that offers a charming front aspect. The elegant laminate flooring adds warmth and style, while the gas fireplace with its stunning stone surround and mantle serves as a welcoming focal point. Soft wall lights create a cosy ambience, and French internal doors lead you to...

Kitchen and Dining Room
20' 8" x 11' 8" (6.29m x 3.55m)
The tiled floor is complemented by wall and base units topped with a work surface that features a one-and-a-half bowl sink with a drainer. A hob with a pull-out cooker hood overhead enhances the cooking experience. The kitchen is equipped with integrated appliances, including a dishwasher, fridge, and a self-cleaning oven. Additionally, there's an understair airing cupboard that houses the hot water cylinder along with slatted shelving for convenient storage. Another cupboard is located under the stairs for extra space. Stairs lead to the first floor, accompanied by a radiator for comfort. Natural light floods the area through double-glazed French doors that open to...

Orangery
14' 5" x 13' 9" (4.39m x 4.20m)
The double-glazed windows and doors not only provide a stunning view but also offer seamless access to the beautiful garden. A sky lantern enhances the space, allowing an abundance of natural light to flood in, complemented by recessed spotlights for added ambiance.







Utility Room
7' 10" x 5' 7" (2.39m x 1.69m)
Featuring a base unit with a worktop seamlessly integrating a two-bowl sink, accompanied by a double-glazed window that offers a view to the rear. A wall-mounted gas-fired boiler ensures efficient heating, while there's ample space for a freestanding washing machine, tumble dryer, and tall fridge freezer. A radiator adds to the comfort of the space.

Side Porch

Ground Floor Bedroom Three
10' 6" x 8' 7" (3.19m x 2.62m)
This double bedroom features a charming double-glazed leaded light window that overlooks the front.

Ground Floor Bathroom
Features a fully tiled design and showcases a "P" shaped panelled bath, complete with a fitted shower screen. The elegant wall-mounted shower unit adds a modern touch, while the space includes a low-level WC and a stylish wash basin with a pedestal. A ladder-style radiator and large fitted mirror.

First Floor Landing

Bedroom One
18' 8" x 10' 0" (5.68m x 3.04m)
The room features a Velux window that enhances natural light, along with deep wardrobes that extend along one wall, providing ample storage space. Additionally, there are convenient eaves storage hatches and a radiator for comfort.

Bedroom Two
11' 2" x 10' 0" (3.40m x 3.06m)
Velux window with a radiator beneath.

Separate WC
Features a Velux, complemented by a WC and a wash basin neatly integrated with stylish vanity cupboards. The walls are fully tiled, while a ladder-style radiator.







FRONT GARDEN

Good-sized block paved driveway.

GARDEN

This spacious, level garden features thoughtfully designed landscaping, accompanied by a wealth of mature shrubs and trees. At its heart, an impressive wisteria creates a stunning focal point, while a block-paved patio offers the perfect setting for al fresco dining. With a summer house, greenhouse, and shed, there's ample storage and space for all your gardening needs.

GARAGE

Single Garage

DRIVEWAY

2 Parking Spaces

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