



3 Birch Way, Hailsham

Hailsham

In Excess of £500,000



## 3 Birch Way

Hailsham, Hailsham

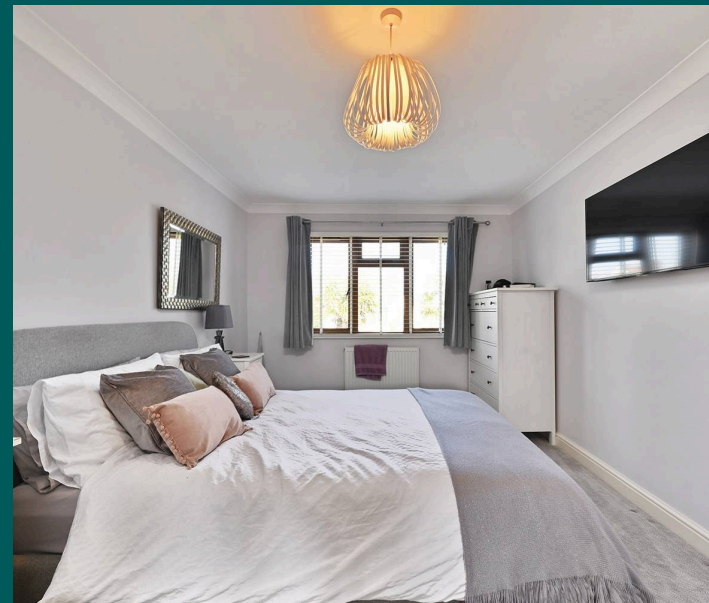
An exceptional five-bedroom (3 bath/ shower room) detached house presents a rare opportunity to acquire a beautifully designed family home within a short stroll of the cuckoo line and local amenities. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

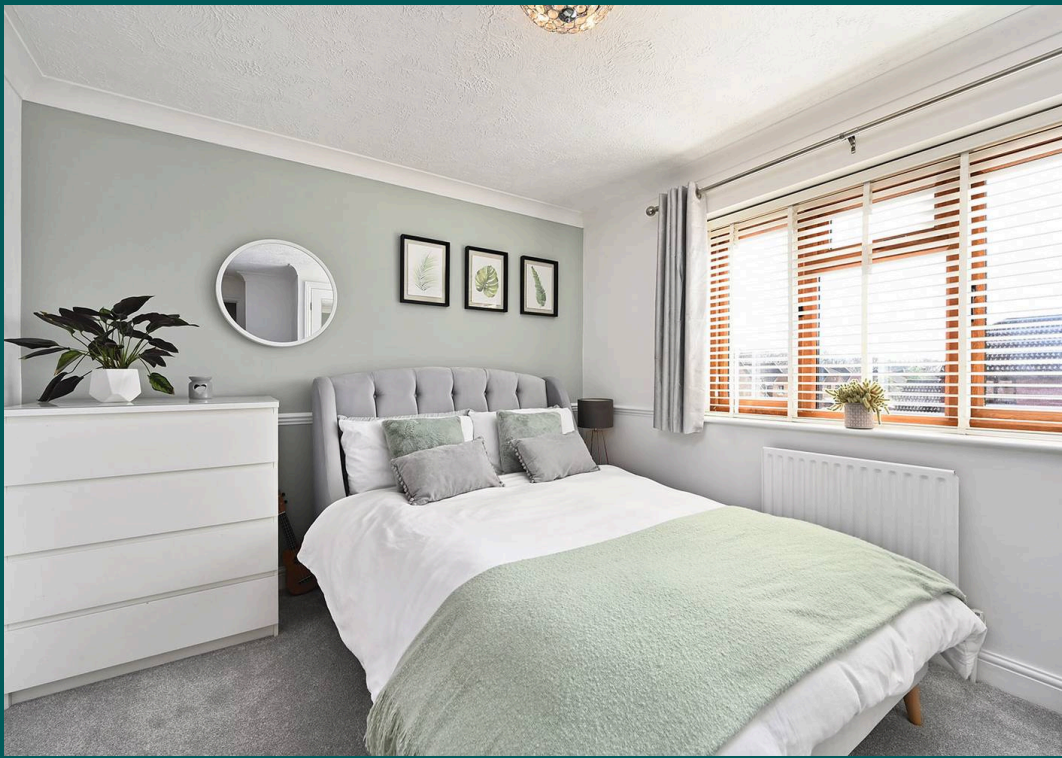
EPC Environmental Impact Rating: E

- A stunning 5 bedroom 3 bath/shower room detached house
- Open plan Sitting/ Dining room with patio doors onto the rear terraced
- Fully landscaped rear garden with seating areas
- Private driveway providing parking for numerous cars
- Principal bedroom with modern en-suite shower/ bathroom
- Large kitchen with central island a double doors opening onto the rear garden
- Utility room and downstairs W/C



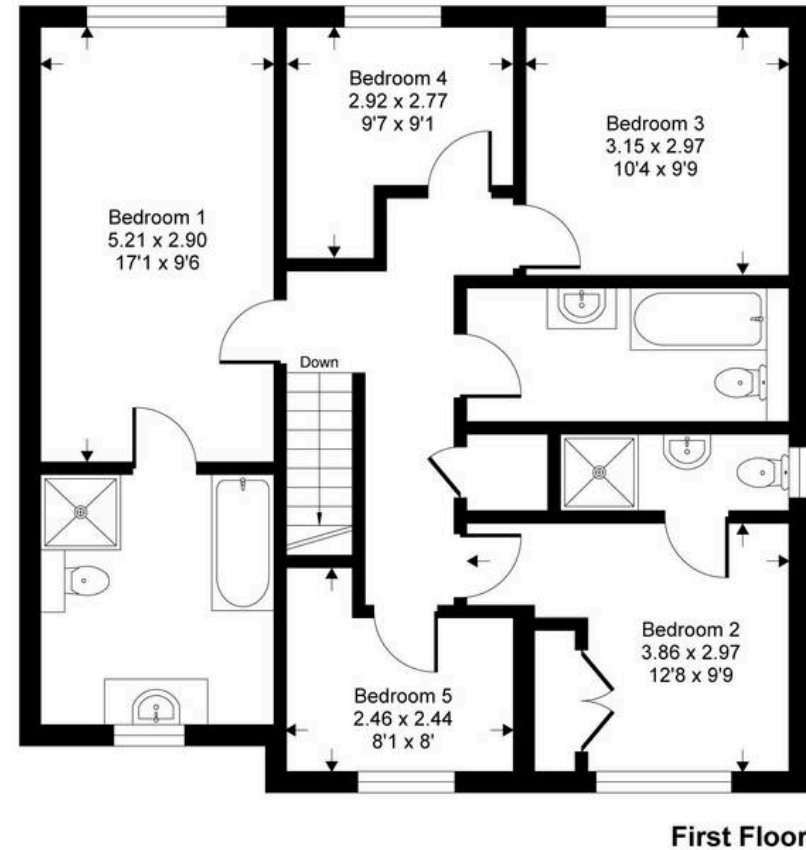
An exceptional five-bedroom (3 bath/ shower room) detached house presents a rare opportunity to acquire a beautifully designed family home within a short stroll of the cuckoo line and local amenities. The property has been thoughtfully finished to an impeccable standard throughout in a highly desirable location. Upon entering the property, you are welcomed by a generous hallway that leads into the expansive open-plan sitting and dining room which is flooded with natural light from large patio doors, which offer seamless access to the rear terrace. A stunning kitchen, featuring a substantial central island, premium integrated appliances, and double doors opening onto the rear garden, creating a perfect setting for modern family living. A separate utility room and a convenient modern downstairs W/C add further practicality. Upstairs, the luxurious principal bedroom boasts a contemporary en-suite shower and bathroom. Four additional well-proportioned bedrooms and additional en-suite shower room provide versatile accommodation for family members or guests and family bathroom. The private driveway offers ample parking for numerous cars with integral garage, while the fully landscaped rear garden features elegant seating areas, perfect for alfresco dining and relaxation. The property is positioned within a short stroll of local amenities, schools and cuckoo line.





# Birch Way, BN27

Approximate Gross Internal Area = 155.8 sq m / 1678 sq ft (excludes garage)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



## Charles Century Estate Agents

Unit 1 The Quintins North Street, Hailsham - BN27 1DP

01323302226 • [hailsham@charlescentury.co.uk](mailto:hailsham@charlescentury.co.uk) • [charlescentury.co.uk/](http://charlescentury.co.uk/)

CHARLES  
CENTURY  
ESTATE AGENTS