





- 3D Virtual Tour
- Central Village Location
- Walkable To School and Amenities
- Well Presented Throughout
- Ideal First Home
- Front and Rear Gardens
- Full Length Lounge-Diner
- Modern Kitchen
- Garage/Parking Enbloc
- Cul-De-Sac

Freehold
£325,000



 3 BEDROOM

 1 RECEPTION

 1 BATHROOM

 1 GARAGE

Chestnut Close, Hailsham

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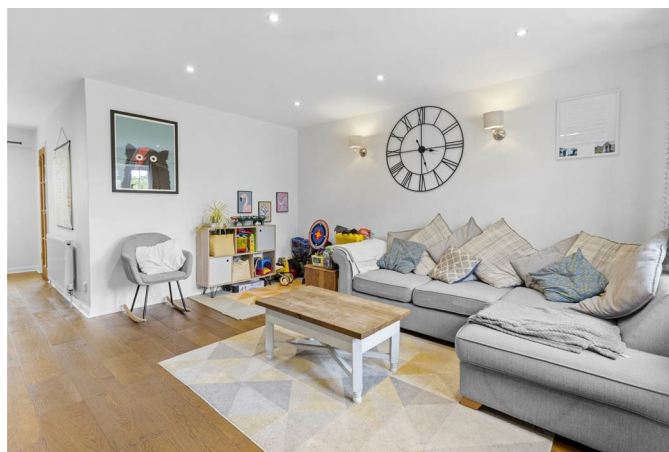
DESCRIPTION

Situated in the heart of the village of Herstmonceux, this well presented three bedroom semi-detached home offers spacious and practical accommodation, ideal for first time buyers, young families or those looking to get away from some of the hustle and bustle of a bigger town.

The accommodation comprises a generous open plan lounge/dining area, fitted kitchen, ground floor cloakroom, three bedrooms and a family bathroom. Outside, there are gardens to both the front and rear.

Herstmonceux remains one of the area's most sought after villages, offering a range of everyday amenities including a shop, Geos coffee shop, The Brewers Arms pub/restaurant, takeaways and a doctor's surgery. The village is well served by local bus routes connecting to Hailsham, Eastbourne in one direction and Bexhill and Hastings in the other. Herstmonceux Primary school is also just a short walk away.

The current owners purchased the property as their first property and have thoroughly enjoyed their time here, creating a warm and welcoming family home. Having been well cared for throughout, the property is ready for its next owners to move straight in and make it their own. With their family now growing, the owners are looking for something larger, presenting an excellent opportunity for a new buyer to begin their own chapter here.

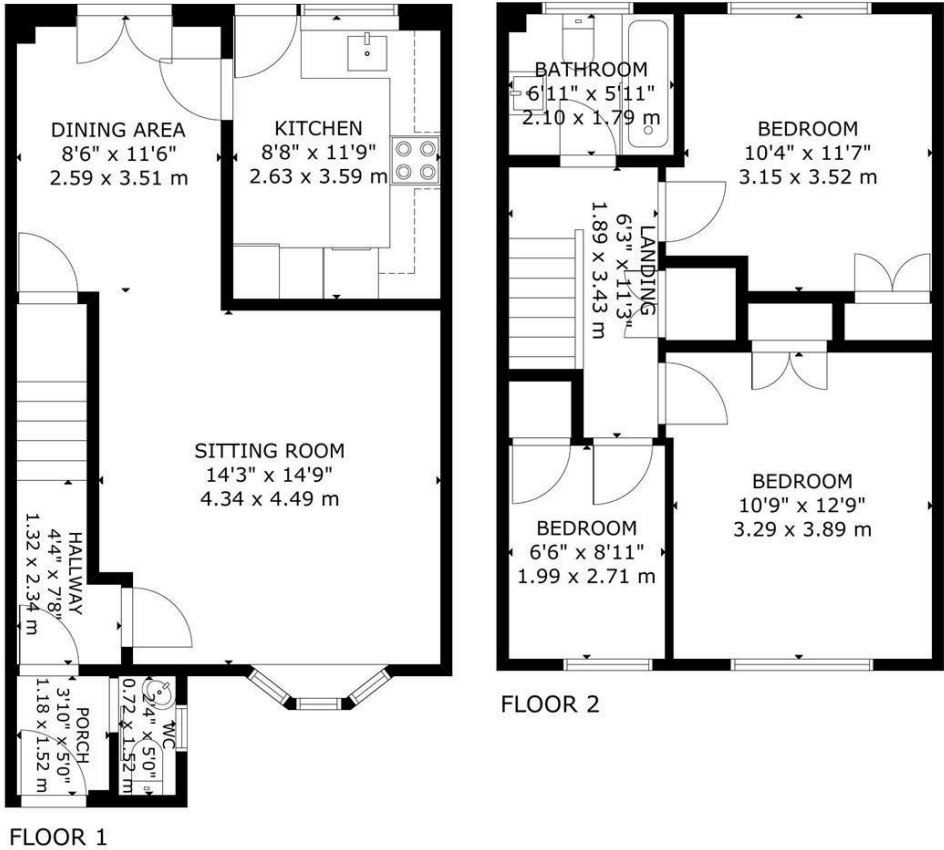




Chestnut Close, Hailsham



Chestnut Close, Hailsham



GROSS INTERNAL AREA
 TOTAL: 92 m²/992 sq.ft
 FLOOR 1: 48 m²/520 sq.ft, FLOOR 2: 44 m²/472 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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