



5 Iona Close, Hailsham

Hailsham

Guide Price £475,000



## 5 Iona Close

Hailsham, Hailsham

Price Range £475,000 to £500,000 Spacious 3-bed detached home with 2 reception rooms, large conservatory, modern kitchen, generous bedrooms, stylish bathrooms, utility area, and excellent storage. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Spacious and stylish family home with three double bedrooms
- Two formal reception rooms plus a large modern conservatory
- Ideal layout for entertaining with extensive ground-floor living space
- Contemporary kitchen/breakfast room with Shaker-style units and integrated appliances
- Feature fireplace in the sitting room with bay window and working chimney
- Generous principal bedroom with built-in storage and air conditioning
- Well-proportioned second and third double bedrooms
- Fully paved, low-maintenance rear garden with approximately 90m<sup>2</sup> wrap-around porcelain patio, raised flower beds, and planters; enjoys sun throughout the day and into the evening golden hour
- Converted garage providing utility area and additional storage
- Underfloor heating to entrance hall and cloakroom, plus ample internal storage
- Side access on both sides, including a full-height,

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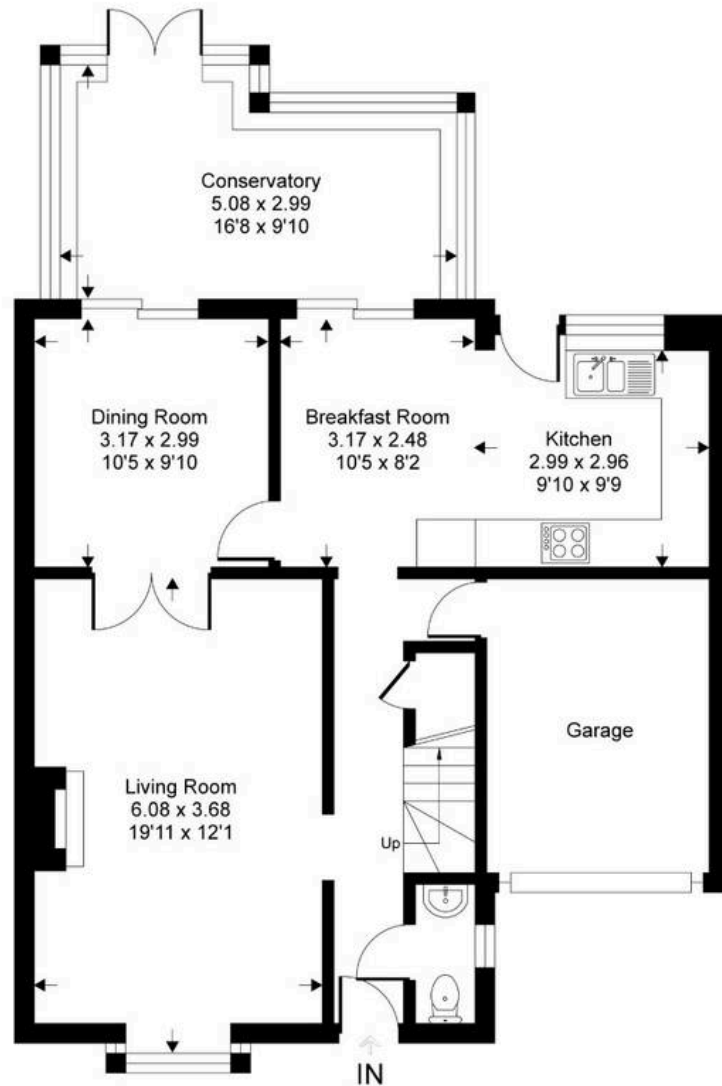
Price Range £475,000 to £500,000 This impressive three bedroom detached house presents a superb opportunity for families seeking a spacious and stylish home, offering a well-designed layout that is perfect for both every-day living and entertaining. The property opens into a welcoming entrance hall with underfloor heating, leading to two elegant formal reception rooms that provide versatile spaces for relaxing or hosting guests. A large, modern conservatory adds further flexibility, creating an ideal setting for dining or a playroom, filled with natural light. The contemporary kitchen and breakfast room is fitted with attractive Shaker-style units, integrated appliances and generous worktop space, making it a practical and sociable hub for family life. The sitting room features a charming bay window and a working fireplace, adding character and warmth to the heart of the home. Upstairs, the generous principal bedroom benefits from built-in storage and air conditioning for year-round comfort, while the second and third bedrooms are both well-proportioned doubles, offering ample space for family members or guests. The stylish family bathroom is complemented by a convenient ground-floor cloakroom, which also features underfloor heating. Storage is plentiful throughout the house, with thoughtful solutions in every room, and the converted garage provides a dedicated utility area as well as additional storage options. The property is presented in excellent decorative order, blending classic and contemporary finishes to create a welcoming and sophisticated environment. With its extensive ground-floor living space, high-quality fittings and attention to detail, this home is ideally suited to modern family life.



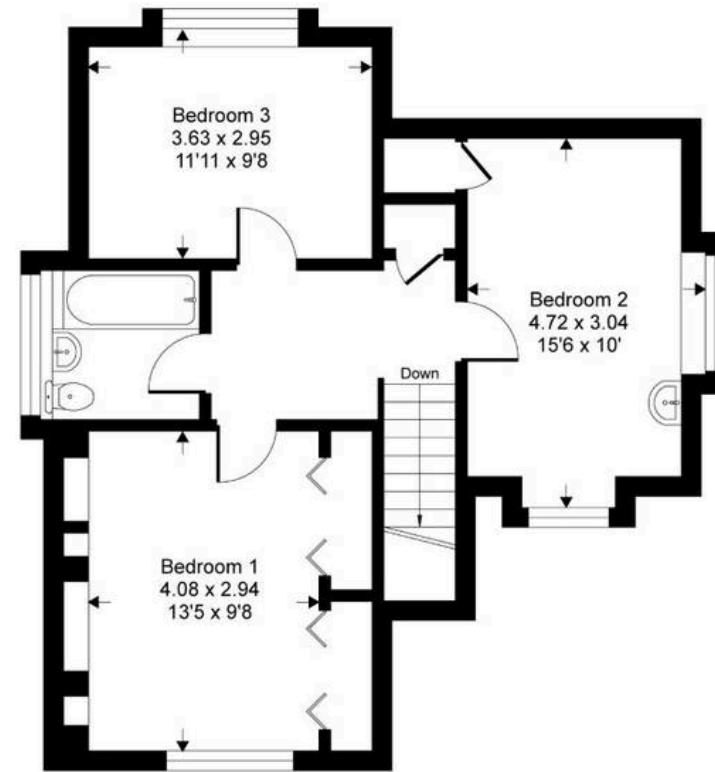


# Lona Close, BN27

Approximate Gross Internal Area = 128.8 sq m / 1387 sq ft (excludes garage)



Ground Floor



First Floor

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.



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