

22 Mountain Ash Close, Hailsham, BN27 3XN
£310,000 Freehold

Available for the first time in over 20 years, this three bedroom end of terrace home sits tucked away in an established cul-de-sac on the favoured Gleneagles Drive development, and it is the kind of address that makes everyday life feel easy. A beautifully landscaped frontage with established planting sets the tone, with off road parking and an attached garage alongside. Step into the entrance porch, with the downstairs cloakroom/wc, a generous living room with useful understairs storage and stairs to the first floor. Open through to the kitchen/diner, where there is room to cook, eat and linger, and where further access leads into the conservatory, a bright and airy space that fills with light and opens through double doors to the garden. Outside, the private, mostly lawned garden is a real joy, with a peaceful seating area from which to relax and enjoy the pond, plus access to the garage. Upstairs, three bedrooms include two comfortable doubles, with the principal bedroom benefiting from its own storage cupboard. The second bedroom is currently used as a dressing room, showing just how flexible the layout can be, whether you need a nursery, home office or guest room. The family bathroom completes the first floor. With approximately 963 sq ft of accommodation, this is a home that works as well for growing families as it does for those looking to settle. Local schools, green open spaces and bus links to the town centre are close by, and the A22 is within easy reach for commuting, making this a convenient and popular spot to call home.








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Floor 0





Floor 1

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Approximate total area(1)

89.7 m²

963 ft²

Reduced headroom

0.5 m²

6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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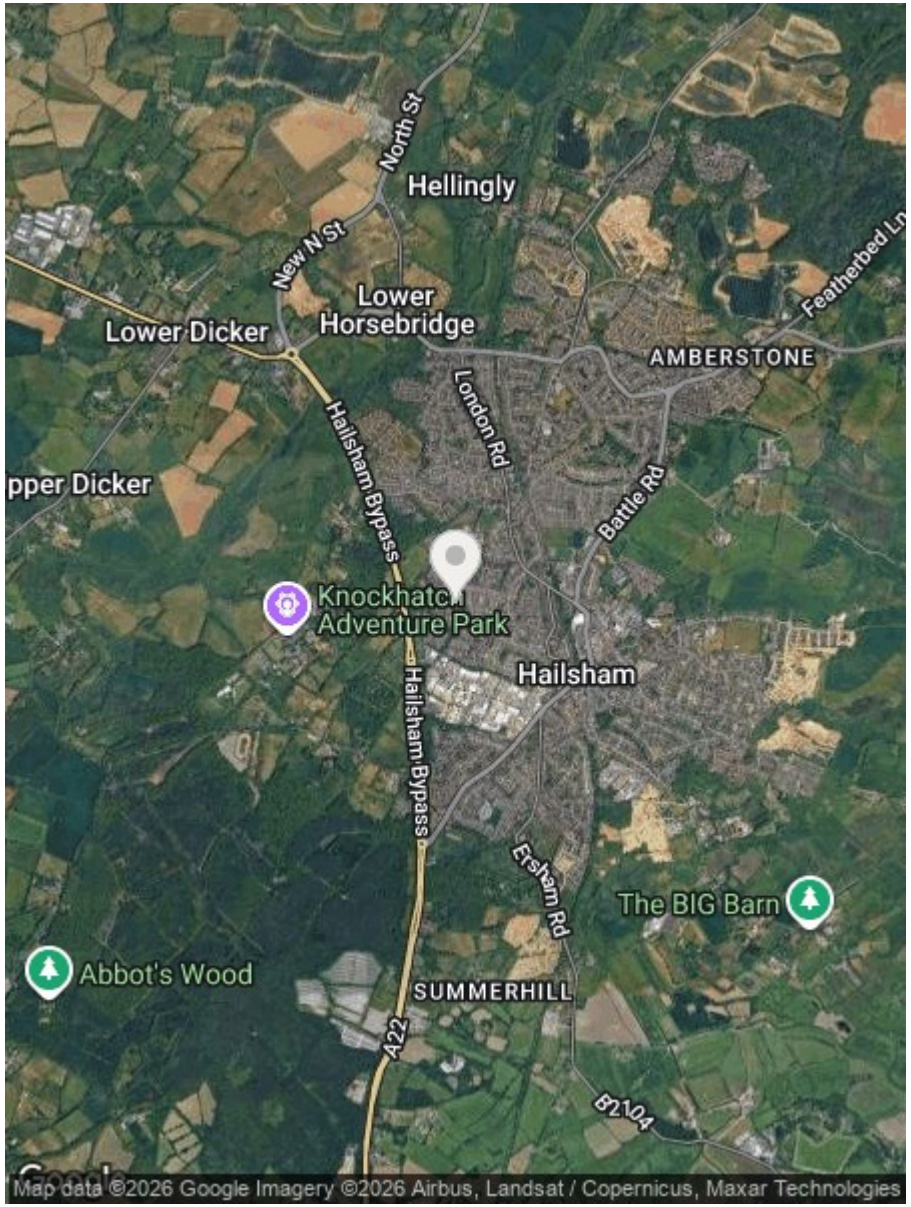

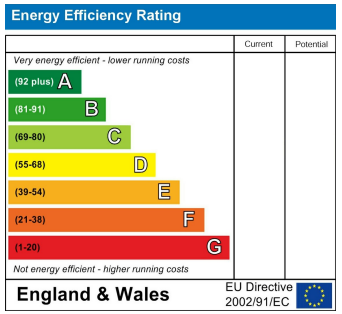

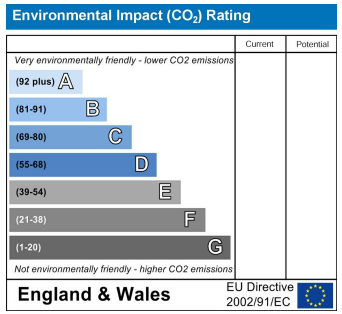

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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