




- 3D Virtual Tour
- Chain Free
- Kitchen-Diner
- Well Presented Throughout
- Spacious Entrance Hall
- Built In Wardrobes
- Study/Nursery
- Utility Room
- Front & Rear Garden



Freehold  
**£265,000**

 3 BEDROOM

 2 RECEPTION

 1 BATHROOM

 0 GARAGE

Hayland Green, Hailsham

# Hayland Green, Hailsham

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## DESCRIPTION

Fronting an attractive residents' green space, this uniquely designed terraced house is presented in immaculate order throughout and offers well-proportioned accommodation ideally suited to first-time buyers, young families, or those looking to downsize.

The property is arranged with a spacious entrance hall providing useful storage cupboards and coat hanging space, particularly practical for those with young children and pushchairs. An inner hall leads through to a front aspect lounge, whilst the kitchen-diner enjoys patio doors opening onto the rear garden. Adjacent is a utility room housing the Worcester boiler and gas meter, with plumbing for a washing machine. Many neighbouring properties have successfully converted this space into a downstairs cloakroom/WC.

Outside, the rear garden is laid predominantly to lawn with a patio seating area and rear gate providing access to the residents' parking area, although spaces are not allocated.

To the first floor are two particularly generous double bedrooms, with the main bedroom benefiting from built-in floor-to-ceiling wardrobes. The third bedroom serves perfectly as a nursery, home office, or study.

Hayland Green is conveniently positioned for a range of local amenities, schools, bus routes, and the popular Cuckoo Trail.



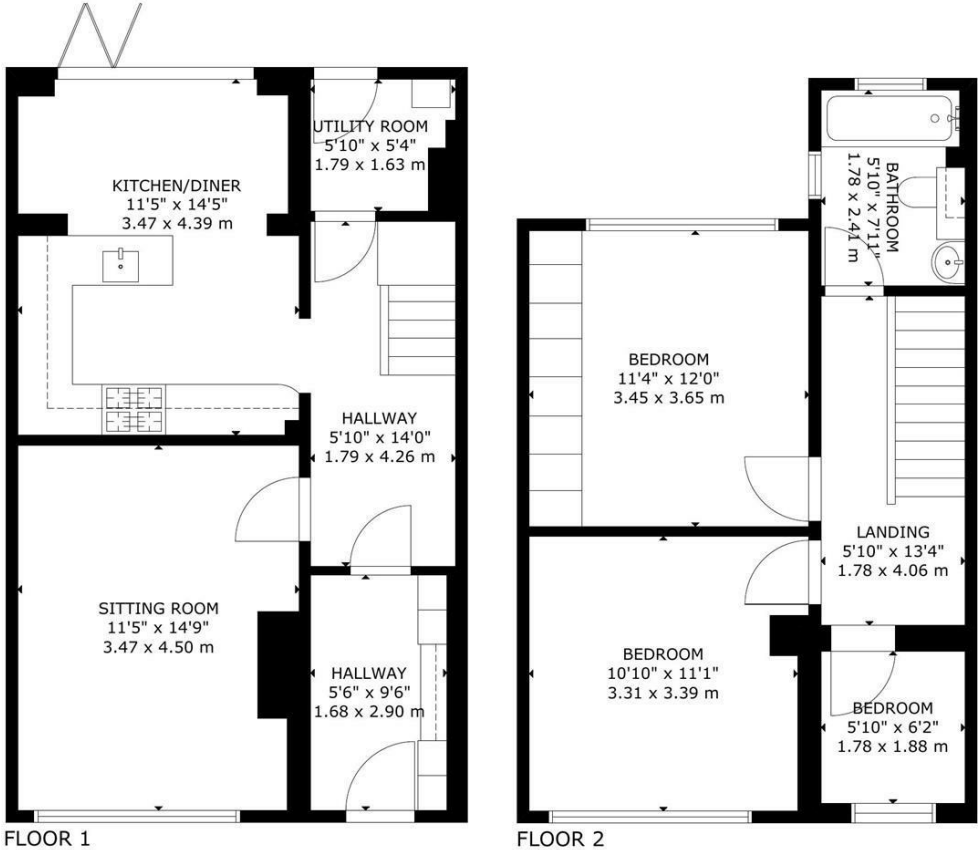


Hayland Green, Hailsham

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GROSS INTERNAL AREA  
 TOTAL: 89 m<sup>2</sup>/966 sq ft  
 FLOOR 1: 48 m<sup>2</sup>/521 sq ft, FLOOR 2: 41 m<sup>2</sup>/445 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		69	
(69-80) C			
(55-68) D			
(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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