



The Shetland The Paddock, Upper Dicker Hailsham BN27 3RG

welcome to

The Shetland The Paddock, Upper Dicker Hailsham

- BRAND NEW TWO BEDROOM SEMI DETACHED HOME
- 10 YEAR LABC NEW HOMES WARRANTY
- ENERGY EFFICIENT AIR SOURCE HEAT PUMP HEATING SYSTEM
- CONTEMPORARY MODERN STYLE KITCHEN
- BT FIBRE INSTALLED TO ALL LIVING ROOMS AND MASTER BEDROOMS

Tenure: Freehold EPC Rating: Exempt

offers in excess of
£400,000

* 5% DEPOSIT CONTRIBUTION INCENTIVE AVAILABLE* subject to t&cs. The Shetland. A brand new, two bedroom semi detached home finished to a high quality standard throughout. Enjoying views across farmland, this home boasts allocated parking!



Entrance Hall
Kitchen/ Living/ Dining Room
26' 5" x 16' 3" (8.05m x 4.95m)
Cloakroom
Stairs To First Floor Landing
Bedroom One
14' 3" x 9' 6" (4.34m x 2.90m)
Bedroom Two
16' 3" x 8' 6" (4.95m x 2.59m)
Bathroom
Rear Garden
Allocated Parking Spaces
Disclaimer
Agents Note

view this property online fox-and-sons.co.uk/Property/HAI110353



Property Ref:

HAI110353 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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