



**Gardner Street  
Hailsham, BN27 4LA**

**Offers in excess of £475,000 Freehold**

**Wyatt  
Hughes**  
Residential Sales

## Gardner Street, Hailsham, BN27 4LA

Nestled in the charming village of Herstmonceux, this modern semi-detached house on Gardner Street offers a delightful blend of contemporary living and rural charm. Spanning an impressive 1,248 square feet, the property is thoughtfully arranged over three floors, providing ample space for families or those seeking a comfortable home.

You are greeted by a welcoming oak frame entrance porch, leading into a well-presented interior. The ground floor features a spacious kitchen dining room, perfect for family meals and entertaining guests, alongside a cosy living room that invites relaxation. The property boasts four generously sized bedrooms, including two with ensuite bathrooms, ensuring privacy and convenience for all occupants. Additionally, there is a main bathroom and a separate WC, catering to the needs of a busy household.

The outdoor space is equally appealing, with a delightful garden that includes a patio area, ideal for al fresco dining or enjoying a sunny afternoon. A timber-built storage shed, equipped with light and power, provides practical storage solutions, while additional gardens to the front and side enhance the property's curb appeal.

Situated in the heart of the village, residents will benefit from a variety of local shops and restaurants, all within easy walking distance. The surrounding countryside offers picturesque walks, making it a perfect location for nature enthusiasts. Furthermore, a local primary school is conveniently nearby, adding to the family-friendly appeal of this superbly finished home.

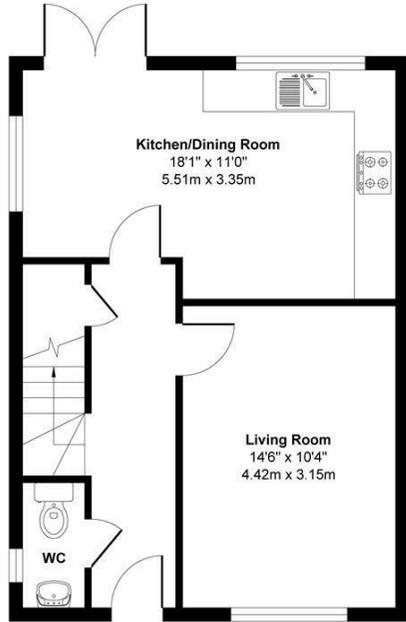
With the remainder of a new build warranty, this property is not only beautifully presented but also offers peace of mind for prospective buyers. This is a wonderful opportunity to acquire a modern home in a delightful setting.

- EPC RATING B
- CONFIGURED OVER THREE FLOORS
- REMINDER OF NEW BUILD WARRANTY
- POTENTIAL TO EXTEND SUBJECT TO USUAL PLANNING CONSENTS
- TAX BAND F
- THREE BATHROOMS AND GF WC
- CONVENIENTLY LOCATED WITHIN THE HEART OF THIS DESIREABLE VILLAGE
- 1248 SQ FT
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO ALLOCATED PARKING SPACES

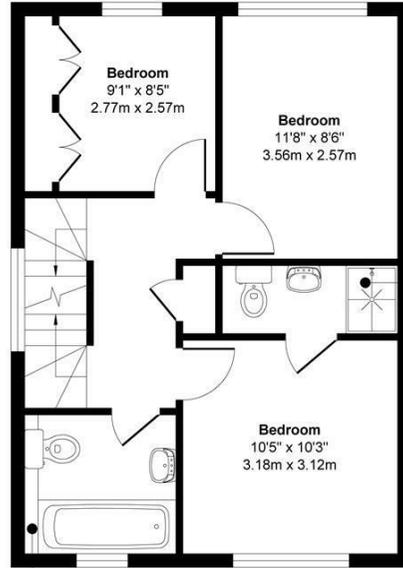


# Halden House

Approximate Gross Internal Floor Area  
1248 sq. ft / 115.94 sq. m

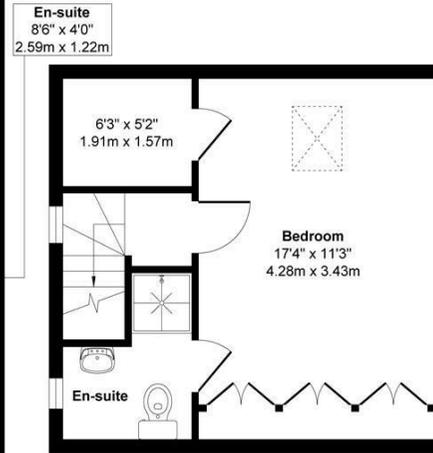


GROUND FLOOR



**Bathroom**  
6'8" x 6'5"  
2.03m x 1.96m

FIRST FLOOR



**En-suite**  
8'6" x 4'0"  
2.59m x 1.22m

SECOND FLOOR

Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>85</b>	<b>95</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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