



Iris Close, Hellingly, Hailsham BN27 4FD

welcome to

Iris Close, Hellingly, Hailsham

This beautifully presented four-bedroom detached home offers modern living in a peaceful, semi-rural setting. Situated on the edge of Hellingly village, Roebuck Park offers green open spaces, woodland walks, a play area, and easy access to local schools, shops, and transport links.



Entrance Hall

Reception Room

12' 9" x 12' 6" (3.89m x 3.81m)

Kitchen/ diner

16' 6" x 11' 7" (5.03m x 3.53m)

Utility Room

7' 7" x 6' 9" (2.31m x 2.06m)

Cloakroom Wc

Living Room

17' 5" x 13' 8" (5.31m x 4.17m)

First Floor Landing

Bedroom One

16' 7" x 11' 6" (5.05m x 3.51m)

Ensuite

8' 4" x 6' 7" (2.54m x 2.01m)

Bedroom Two

13' 7" x 10' 6" (4.14m x 3.20m)

Bedroom Three

12' 8" x 10' 6" (3.86m x 3.20m)

Bedroom Four

10' 6" x 7' 6" (3.20m x 2.29m)

Bathroom

9' 4" x 6' 5" (2.84m x 1.96m)

Outside

Rear Garden

Driveway

Garage



Total floor area 147.5 m² (1,588 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/HAI109436



welcome to

Iris Close, Hellingly, Hailsham

- Immaculately presented four bedroom property
- Spacious lounge, reception room & open-plan kitchen/diner
- Master bedroom with en-suite
- Family bathroom & downstairs WC
- Private driveway parking and garage
- Quiet cul-de-sac location

Tenure: Freehold EPC Rating: B
Council Tax Band: E

guide price

£490,000-£510,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HAI109436



Property Ref:
HAI109436 - 0004

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.


fox & sons



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk