



The Paddock, Upper Dicker Hailsham BN27 3RG

welcome to

The Paddock, Upper Dicker Hailsham

* FINAL ONE OF THIS HOUSE TYPE REMAINING * READY TO MOVE INTO NOW *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

Cloakroom

Stairs To First Floor Landing

Bedroom One

Bedroom Two

Bathroom

Rear Garden

Allocated Parking Space

Disclaimer

Please note some of the photos used are computer generated and are indicative only. All information provided has come from the developer and is subject to verification.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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welcome to

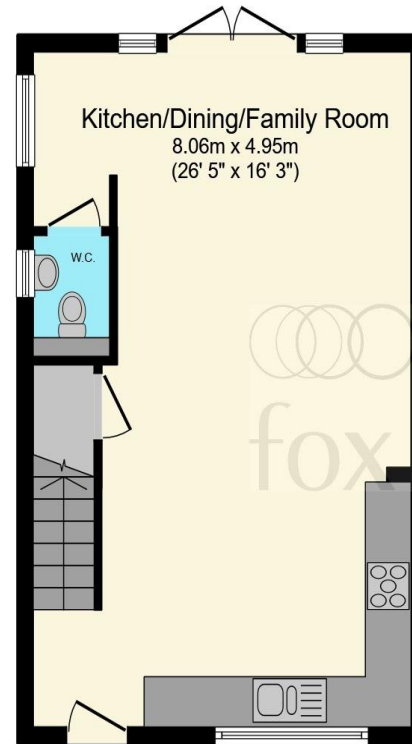
The Paddock, Upper Dicker Hailsham

- 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

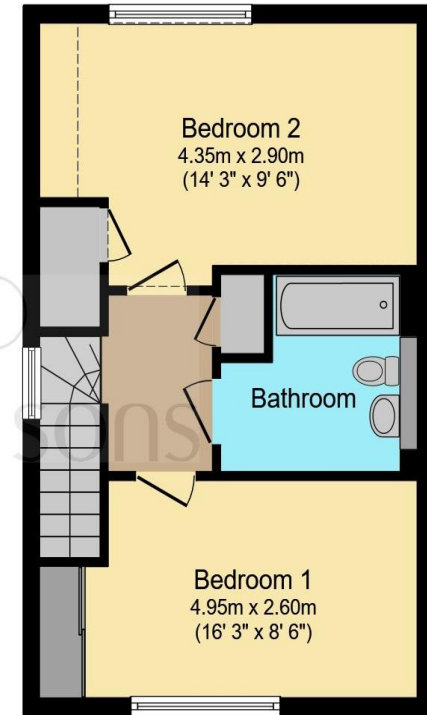
Tenure: Freehold EPC Rating: Exempt

offers in excess of

£375.000



Ground Floor



First Floor

Total floor area 79.9 m² (860 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

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Property Ref:
HAI110686 - 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.

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