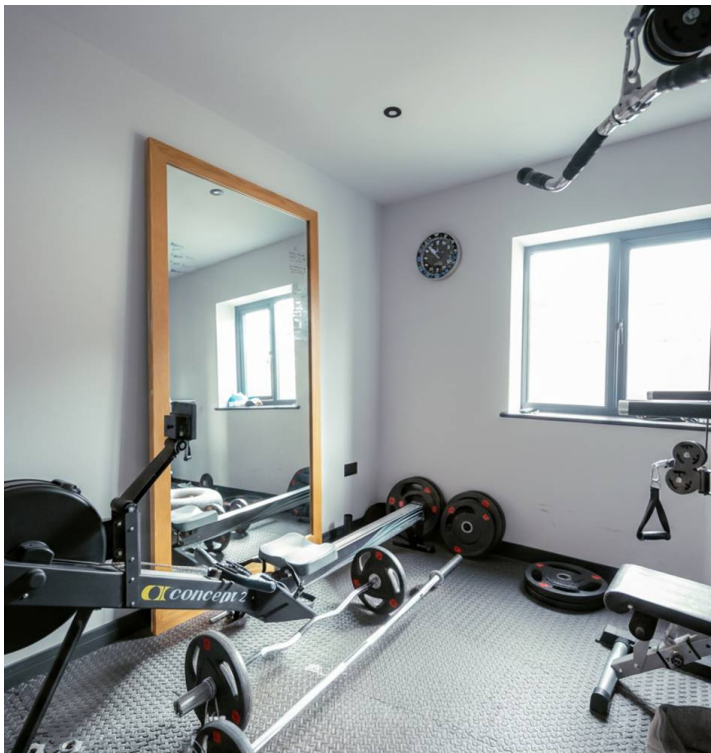
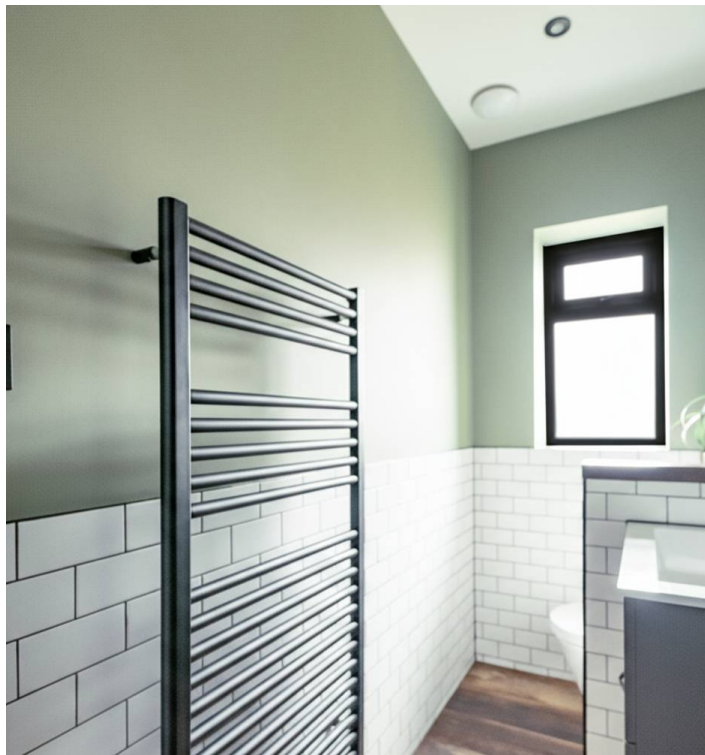




4 The Grove, Hailsham

Offers Over **£650,000**



4 The Grove

Hailsham

Individually designed 5-bed detached home in South Hailsham. Open-plan living, hidden bar, study, utility, double garage, carport, underfloor heating. No chain. Over 2,100 sq ft. No onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Individually Designed Contemporary Home
- Over 2,100 sq ft of Living and Entertaining Space
- Five Bedrooms with Master En-suite
- Open Planned Living Spaces
- Hidden Bar
- Good Sized Office/ Home study or further Reception Room
- Under Floor Heating Throughout
- Integral Double Garage, Separate Car Port and Driveway for Multiple Vehicles.
- No Onward Chain
- Pleasant Residential Road in the South of Hailsham
- Utility Room
- Downstairs WC



Reception Hall: Entering through the modern composite front door with obscured double-glazed windows, you find a spacious hall with vaulted ceilings and a bespoke staircase. The open floor plan invites exploration and features underfloor heating throughout.

Cloakroom: This room includes an obscured double-glazed window for privacy, a sleek floating wash basin, heated flooring, and a stylish ladder-style radiator.

Gym (10' 8" x 11' 3"): Brightened by a double-glazed window and featuring underfloor heating, this versatile space functions as a home gym but could easily serve as a fifth bedroom or playroom.

Double Garage (17' 8" x 19' 5"): Equipped with power, lighting, and an electric door, the garage offers easy vehicle access for convenience.

Utility Room (9' 3" x 5' 6"): This functional space has a wall-mounted gas boiler, a water tank, a double-glazed window, plumbing for a washing machine and dryer, and a sturdy worktop.

Open-Plan Living Area (21' 5" x 20' 1"): This inviting area combines the kitchen, lounge, and dining space, fostering interaction and relaxation, with underfloor heating and elegant inset lighting for a cosy atmosphere.





Kitchen Area: Modern kitchen with sleek cabinetry, spacious worktop, five-ring induction hob, rising extractor fan, one-and-a-half bowl sink, mid-level double oven, integrated fridge, freezer, and dishwasher. A double-glazed window adds natural light.

Lounge and Dining Area: Bi-fold double-glazed doors lead to the garden, featuring an exposed brick wall, a disco ball, and a recessed TV for entertainment.

"The Green Room": Concealed bar behind a bookcase with bespoke custom joinery for stylish entertaining.

Office or Reception Room: Dual-aspect room currently used as an office, easily convertible to a bedroom or reception area with ample light.

Gallery First Floor Landing: Spacious landing with a large window for a warm, airy feel.

Master Bedroom: Inviting room with underfloor heating, a large double-glazed window, and stylish spotlights.

Master En-suite Shower Room: Contemporary design with a walk-in shower, Velux window, vanity storage, and sleek WC.

Bedroom Two: Spacious double room with a large window and underfloor heating, complemented by elegant spotlights.

Bedroom Three: Expansive double room with garden views, underfloor heating, and stylish lighting.

Bedroom Four: Generous double room with a scenic window view, underfloor heating, and modern spotlights.

Family Bathroom: Includes a luxurious bath, walk-in shower with dual heads, floating wash basin, and sleek storage drawers.





FRONT GARDEN

Welcome to a beautifully designed property featuring gated access, leading you onto a charming brick-paved driveway that offers ample parking space for two vehicles. In addition, there is an additional convenient covered carport and easy access to a spacious double garage equipped with an electric door, ensuring both security and functionality. This property boasts low-maintenance features, making it perfect for those who value ease and efficiency in their living environment.

REAR GARDEN

As you enter through the double side gate, you are welcomed by a charming paved patio that gracefully extends along the side of the house, leading you to the tranquil rear garden. This inviting space opens up to another delightful patio area that runs seamlessly along the back of the house, beautifully framing a lush expanse of lawn. The garden is further enhanced by a convenient garden shed and an outside water tap, making it not only a peaceful retreat but also a functional outdoor haven.

DOUBLE GARAGE

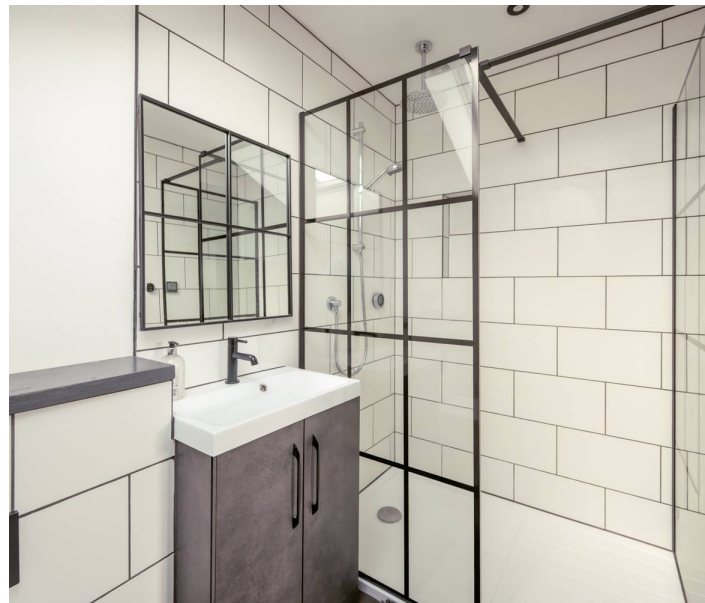
2 Parking Spaces

CAR PORT

1 Parking Space

DRIVEWAY

2 Parking Spaces





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