



A highly sought-after development in the charming village of Hellingly is home to this beautifully presented & modern detached home. Offering a spacious and bright home with modern amenities, this property is in turn-key condition for any new owner and benefits further from four double bedrooms, modern kitchen/family room with integral appliances, garage & block paved driveway, sunny rear garden with patio & bar area, double aspect lounge as well as a study/dining room, main bedroom with built in wardrobes and stylish en-suite shower room, plus double glazing and gas central heating.

Guide Price £490,000 to £510,000

Tenure Freehold

DRAFT BROCHURE TO BE APPROVED BY VENDOR



25 Hawthorn Way, Hellingly, Hailsham, East Sussex, BN27 4FQ



Sitting at over 1500 sqft, this exceptional home boasts a contemporary design and thoughtful layout throughout, with space and presentation a key factor. You enter into a bright entrance hall which has a handy ground floor cloakroom. To the left, is the large, dual aspect living room, with bay window to front and French doors leading to the sunny rear garden. There is also a double aspect study/dining room, which could also be used as a guest bedroom if needed, allowing for versatile accommodation. The heart of the home is the kitchen/family room, again double aspect with French doors onto the garden. The kitchen is stunning, fully fitted with modern wall and base units, and housing the integral dishwasher, fridge/freezer, washing machine & dishwasher. The dining/family area is ideal for entertaining.

Upstairs, the landing has a built in, double size, airing cupboard housing the Ideal boiler, and access to the loft. All four bedrooms are double in size, and bedroom two boasts built in wardrobes. The main bedroom is double aspect, has mirror fronted built in wardrobes and a stylish en-suite shower room. There is a modern family bathroom.

Outside, the property boasts a beautifully landscaped rear garden, with a neatly maintained lawn, and being home to a bar area and a patio which would make it ideal for entertaining. There is a personal door in the garden to the garage, which also has an up & over door to the front. There is a block paved driveway providing ample off road parking.

The property is located in the village of Hellingly in East Sussex, with excellent local schools, shops, parks & a sense of community living. Hailsham is a sought after market town that is close by, with a busy high street with boutique shops and large chains and excellent bus routes, along with road links.

Entrance Hall

Casement door to front with double glazed opaque panels to each side. Tiled flooring. Radiator. Stairs leading to first floor.

Living Room - 6.58m x 3.23m (21'7" x 10'7")

Double aspect room with double glazed bay window to front and French doors leading to rear garden. Carpeted. Two radiators.

Study/Dining Room - 3.63m x 2.95m (11'11" x 9'8")

Double aspect room with double glazed bay window to front and double glazed window to side. Tiled flooring. Radiator.

Cloakroom WC

Tiled flooring. Radiator. Wash hand basin with tiled splashback and W.C with concealed cistern.

Kitchen/Family Room - 5.61m x 5.38m (18'5" x 17'8")

Triple aspect room with double glazed French doors leading to rear garden, double glazed window to rear and double glazed window to side. Tiled flooring and partially tiled walls. Inset spotlights. Two radiators. Built in understairs storage cupboard. Fully fitted with a range of light grey shaker style wall and base units, housing integral fridge/freezer, washing machine & dishwasher. Built in eye level AEG double electric oven. Work surfaces with inset 5 burner gas hob with fitted AEG stainless steel cooker hood, and 1 and 1/2 bowl stainless steel sink and drainer unit with mixer tap.

First Floor Landing

Built in, double size, airing cupboard housing Ideal boiler. Carpeted. Radiator. Loft access.

Bedroom One - 3.94m x 3m (12'11" x 9'10")

Double aspect room with double glazed windows to front and side. Mirror fronted built in wardrobes. Radiator. Carpeted. Door leading to en-suite shower room.

En-Suite Shower Room

Double glazed opaque window to front. Tiled flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Shaver point. Modern suite comprising of double shower cubicle, wash hand basin and W.C with concealed cistern.

Bedroom Two - 4.04m x 3.33m (13'3" x 10'11")

Double glazed window to front. Mirror fronted built in wardrobes. Radiator. Carpeted.

Bedroom Three - 4.67m x 2.62m (15'4" x 8'7")

Double aspect room with two double glazed windows to side and double glazed window to rear. Radiator. Carpeted.

Bedroom Four - 2.67m x 2.59m (8'9" x 8'6")

Double glazed window to rear. Radiator. Carpeted.

Bathroom

Double glazed opaque window to rear. Tiled flooring and partially tiled walls. Inset spotlights. Chrome towel rail. Extractor fan. Shaver point. Modern suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C with concealed cistern.

Front Garden & Driveway

Block paved driveway providing ample off road parking. Mature shrubs and hedging.

Rear Garden

Beautifully landscaped rear garden being mainly laid to lawn with patio area. Wooden bar. Outside tap. Fencing & wall surrounds with gated side access. Mature shrubs and hedging. Personal door leading to garage.

Garage - 6.2m x 3.3m (20'4" x 10'10")

Single garage with up & over door to front. Personal door to rear garden.

Service Charge - We have been advised by the vendor that the service charge for the estate is £156 per quarter.

Council Tax Band- E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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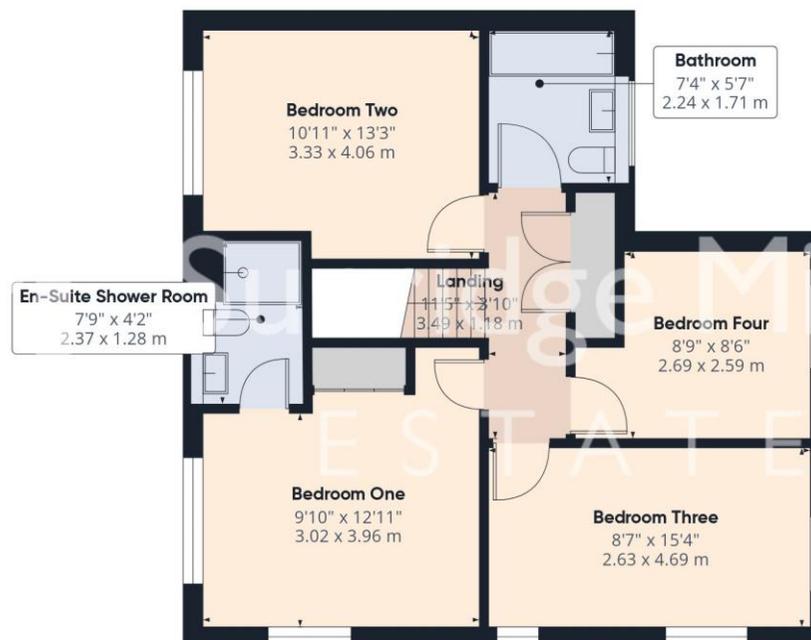
Company Registration Number 14506438



Floor 0 Building 1

Approximate total area⁽¹⁾

1368 ft²
127.2 m²



Floor 1 Building 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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