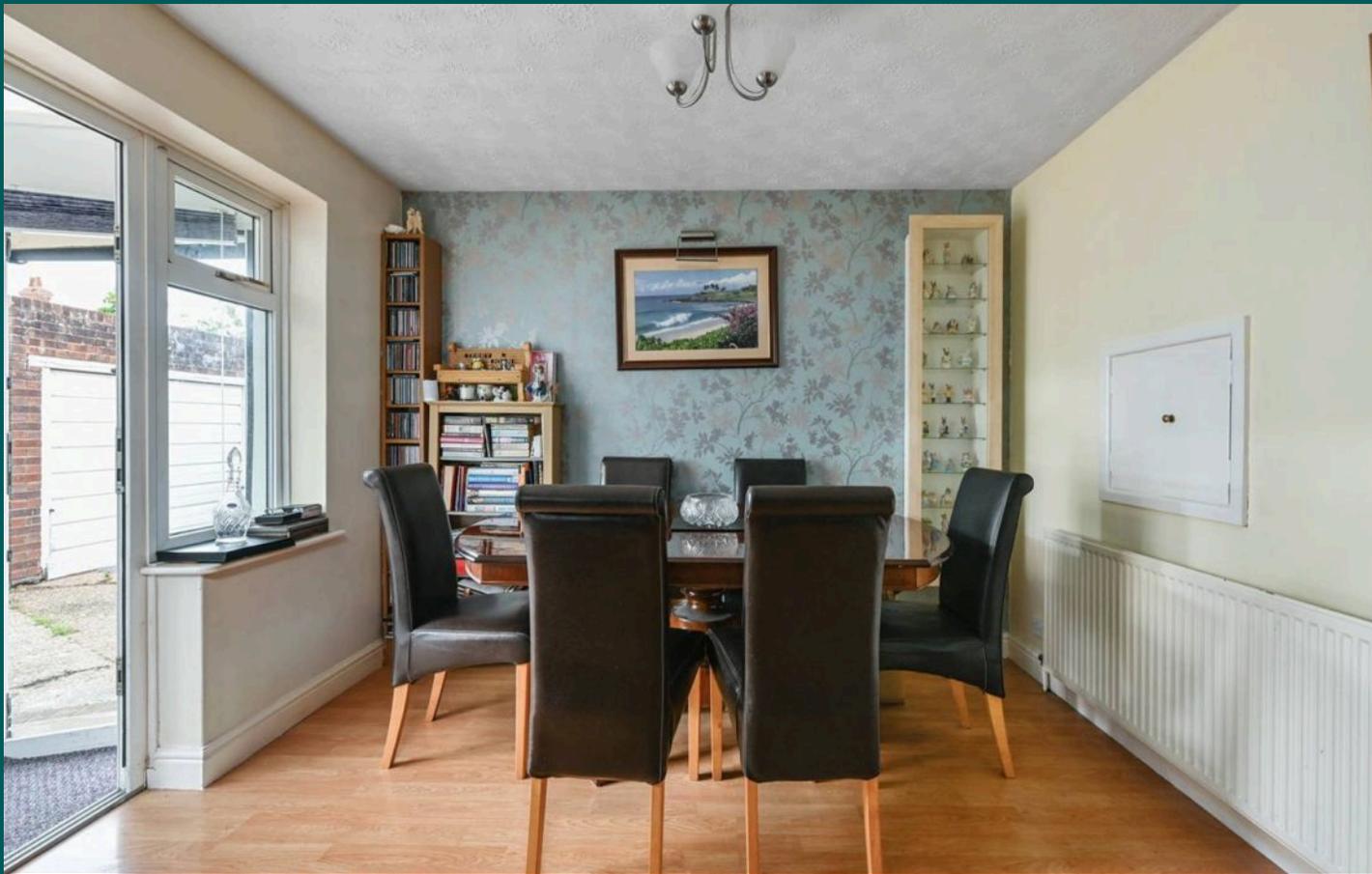




33 Battle Crescent, Hailsham

Hailsham

In Excess of £325,000



## 33 Battle Crescent

Hailsham, Hailsham

This charming three-bedroom semi-detached home is perfectly situated in the heart of Hailsham, offering spacious accommodation, a private garden, and off-road parking for two vehicles.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Charming three-bedroom semi-detached home in the heart of Hailsham
- Off-road parking for two vehicles plus garage
- Spacious open-plan living and dining area
- Fitted kitchen with ample storage and workspace
- Landscaped rear garden with patio, lawn, and flower beds
- Bright conservatory



This charming three-bedroom semi-detached home is ideally located in the heart of Hailsham, offering spacious accommodation, a private garden, off-road parking for two vehicles, and a garage. A covered entrance leads into the property, where you'll find a convenient downstairs W/C. To the right, the fitted kitchen is well-appointed with a range of matching wall and base units, ample workspace, and space for appliances. From here, a door opens to an inner hallway, which also provides access to the original entrance porch, now cleverly converted into a home office. At the rear of the property, the open-plan living and dining area creates a bright, versatile space ideal for family life and entertaining. This room flows seamlessly into the conservatory, which floods the home with natural light and offers access to the rear garden and garage. Upstairs, there are three bedrooms, two generous doubles and a further single room. The principal bedroom enjoys a dual-aspect outlook, enhancing its sense of space and light. Completing the first floor is the family bathroom, fitted with a bath and shower over, W/C, wash hand basin, and a window for natural light. Outside, the rear garden has been thoughtfully landscaped with patio seating areas, a well-maintained lawn, and attractive flower beds.



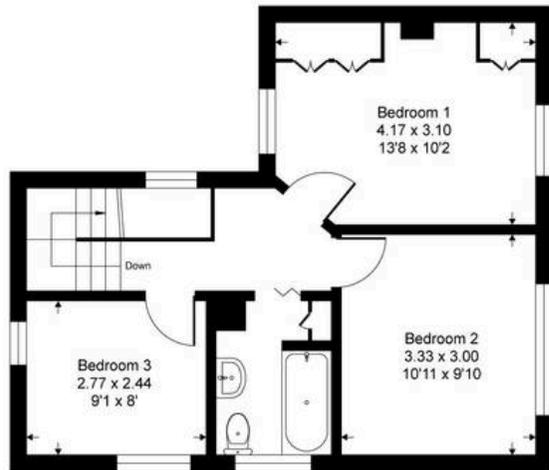


## Battle Crescent, BN27

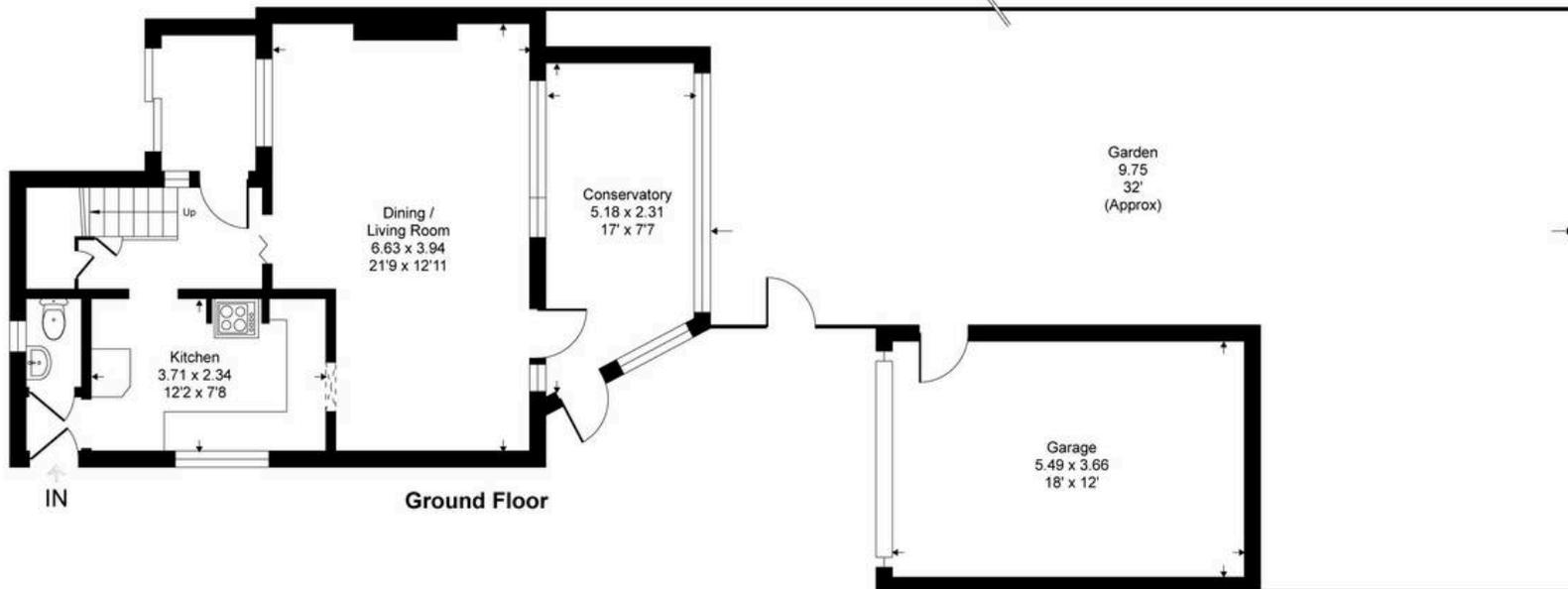
Approximate Gross Internal Area = 100.5 sq m / 1082 sq ft

Approximate Garage Internal Area = 20 sq m / 216 sq ft

Approximate Total Internal Area = 120.5 sq m / 1298 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



## Charles Century Estate Agents

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