



Lion House Park, Mill Road, Hailsham BN27 2SE

welcome to

Lion House Park, Mill Road, Hailsham

Fox & Sons are pleased to bring to the market this new double width two bedroom park home offering modern living throughout and two double bedrooms with a further study room. The property is located in the highly sought after location of Lion House Park, Hailsham.



Entrance Hall

Lounge

19' 4" x 12' 1" (5.89m x 3.68m)

Dining Room

11' x 9' 10" (3.35m x 3.00m)

Kitchen

12' 4" x 9' 2" (3.76m x 2.79m)

Bedroom One

9' 7" x 9' 2" (2.92m x 2.79m)

Walk In Wardrobe

Ensuite

7' x 4' 8" (2.13m x 1.42m)

Bedroom Two

9' 4" x 9' (2.84m x 2.74m)

Study/Bedroom Three

9' 2" x 5' 2" (2.79m x 1.57m)

Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

Outside Space



Total floor area 85.3 sq.m. (918 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Lion House Park, Mill Road, Hailsham

- Chain Free
- Two Double Bedrooms
- Two Bathrooms Including En Suite
- Modern Throughout
- Over 50s

Tenure: EPC Rating: Exempt
Council Tax Band: A

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

£239,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAI110010 - 0006

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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