



- 3D Virtual Tour
- Generous Gardens
- Favoured Roebuck Park Development
- Dual Aspect Bay Fronted Kitchen Diner
- L-Shaped Lounge Onto Garden
- Block Paved Parking
- Nearby Greenspaces and Bus Routes
- Walkable To Local School
- Vendor Suited



Freehold
£325,000

 3 BEDROOM

 2 RECEPTION

 2 BATHROOM

 0 GARAGE

Malthouse Way, Hailsham

Malthouse Way, Hailsham

DESCRIPTION

A well presented three bedroom family home, occupying a pleasant elevated spot within this popular modern development in Hellingly and benefiting from driveway parking and a generous private rear garden.

The property offers well sized accommodation throughout and is ideally suited to first-time buyers, families and those looking to downsize. The ground floor comprises an entrance hallway, cloakroom, spacious sitting room with double doors opening onto the rear garden, and a generous kitchen/dining room fitted with a range of units.

To the first floor are three bedrooms, including the main bedroom with en-suite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the property enjoys an enclosed rear garden, predominantly laid to lawn with established planting and borders. To the front, there is a private driveway providing off-road parking.

Malthouse Way forms part of a popular residential development on the edge of Hellingly, offering a pleasant out of town feel whilst remaining conveniently positioned for everyday amenities. The property is within walking distance of local schools, open green spaces and countryside walks, making it particularly appealing to families and those who enjoy the outdoors. Regular bus services provide access to Hailsham, Eastbourne and surrounding areas, whilst Hailsham town centre is only a short drive away, offering a comprehensive range of shopping, leisure and healthcare facilities.

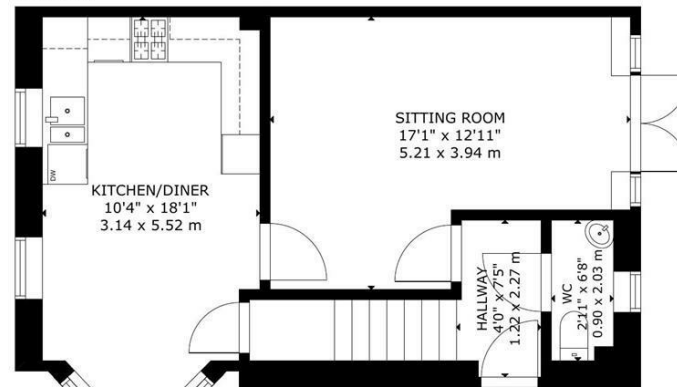
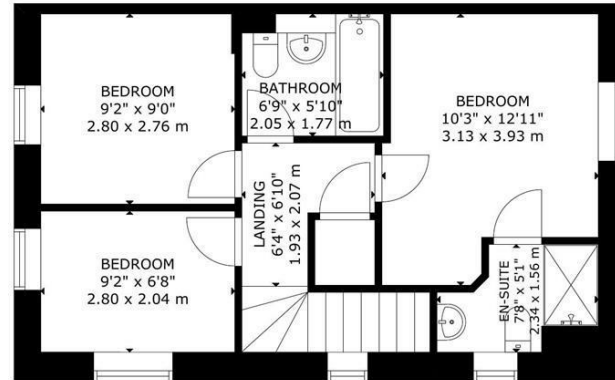




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GROSS INTERNAL AREA
 TOTAL: 82 m²/886 sq ft
 FLOOR 1: 43 m²/461 sq ft, FLOOR 2: 39 m²/425 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	