



New Road, Hellingly, Hailsham BN27 4EW



welcome to

New Road, Hellingly, Hailsham

Stunning 4-bed new build in Hellingly with oak floors, garage, chimney & room to grow to 6 bedrooms * **PERFECT FAMILY HOME** * Set in the peaceful and picturesque village of Hellingly, this beautiful new home offers the best of rural Sussex living! * **GUIDE**



Entrance Hall

Cloakroom Wc

Utility

Kitchen/ Living Room

Study/ Snug

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

Outside

Rear Garden

Driveway

Integral Garage



Total floor area 138.4 m² (1,490 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online fox-and-sons.co.uk/Property/HAI110346



welcome to

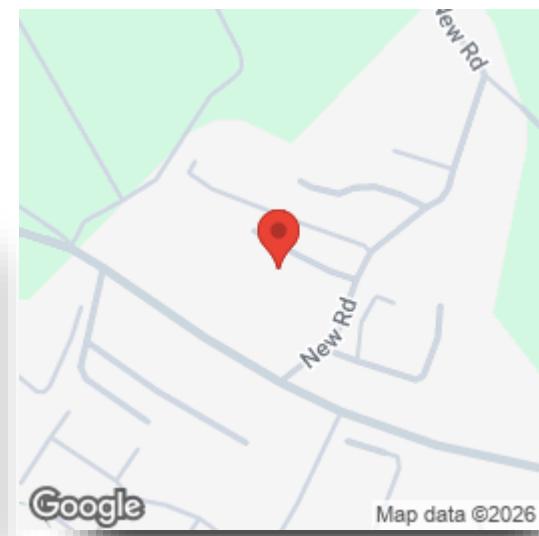
New Road, Hellingly, Hailsham

- Four bedrooms (potential to convert to six via garage and loft)
- Integral garage with electric door
- Oak flooring throughout the ground floor
- Built-in kitchen appliances
- Chimney - ideal for a log burner or open fire
- Air source heat pump
- Stone driveway with parking for multiple vehicles
- Stylish, energy-efficient new build in a desirable village location

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: F

£525,000



view this property online fox-and-sons.co.uk/Property/HAI110346



Property Ref:
HAI110346 - 0002

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk