



**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

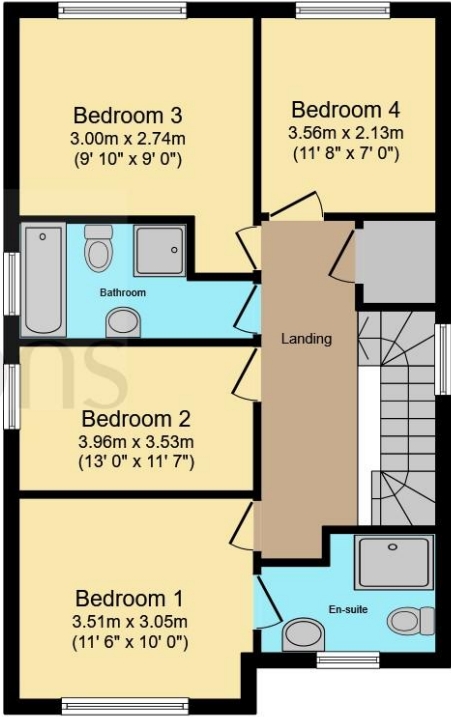
Rear Garden

Driveway

Integral Garage



Ground Floor



First Floor

Total floor area 138.4 m<sup>2</sup> (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](http://www.focalagent.com)



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## **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**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAI110346 - 0002

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