


- Gas Central Heating
- Three Bedrooms
- Modernised Throughout
- Kitchen-Diner
- Downsstairs WC
- uPVC Double Glazing Throughout
- Driveway Leading To Garage
- Detached
- Private Cul-De- Sac Location
- Viewing Essential



Freehold
£360,000

 3 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

St. Mellion Close, Hailsham

St. Mellion Close, Hailsham

DESCRIPTION

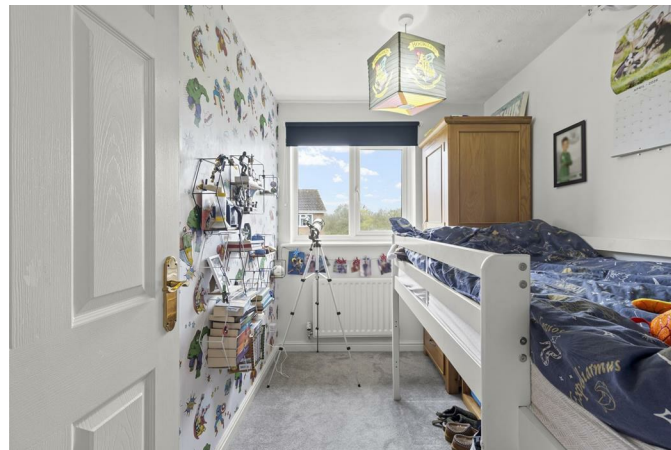
3D Virtual Tour | Turn Key Property | Gas Central Heating | Easy Access Onto A22 | Three Bedrooms | Driveway Leading to Garage | Kitchen-Diner | Sunny Aspect | Rear Garden | Walkable To Town | Contemporary Bathroom

Situated within a quiet cul-de-sac, this beautifully presented home at 22 St Mellion Close, Hailsham has been thoughtfully modernised by the current owners to create a stylish and comfortable living space throughout.

The property offers well-proportioned accommodation, including a bright and welcoming living area, alongside a contemporary kitchen/diner to the rear. The kitchen/diner provides an excellent space for entertaining, with patio doors opening directly onto the south-facing garden, allowing for plenty of natural light and a seamless connection between indoor and outdoor spaces. Further benefits to the ground floor include a convenient downstairs cloakroom.

Upstairs, the property comprises three well-sized bedrooms, offering flexible space for families, guests, or those working from home, all served by a modern family bathroom.

Externally, the rear garden enjoys a desirable south-facing aspect, perfect for enjoying sunshine throughout the day, while to the front there is a generous three-car driveway leading to a garage, providing ample off-road parking and storage. Positioned in a sought-after residential area, this home combines modern living with a peaceful setting, making it an ideal choice for a range of buyers.





St. Mellion Close, Hailsham

Hallway 1.1 x 1.91 (3'7" x 6'3")

Downstairs WC 1.56 x 0.89 (5'1" x 2'11")

Sitting Room 4.95 x 3.68 (16'2" x 12'0")

Kitchen/ Diner 2.66 x 4.69 (8'8" x 15'4")

Bedroom One 3.63 x 4.69 (11'10" x 15'4")

Bedroom Two 2.71 x 2.66 (8'10" x 8'8")

Bedroom Three 2.71 x 1.88 (8'10" x 6'2")

Landing 0.93 x 1.9 (3'0" x 6'2")

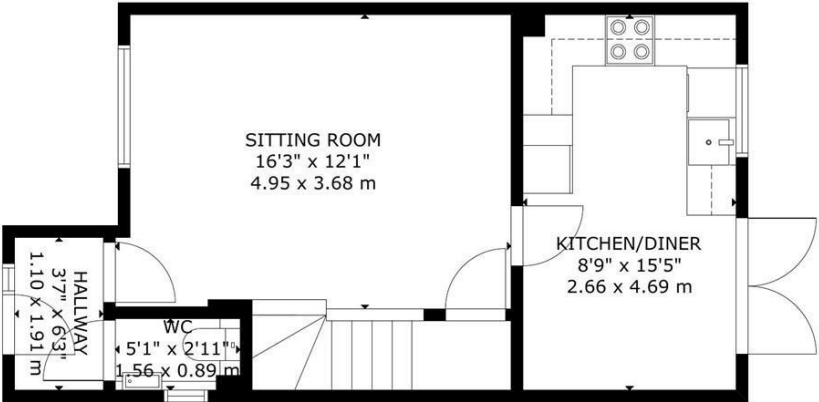
Bathroom 1.83 x 1.71 (6'0" x 5'7")

Driveway Leading To Garage

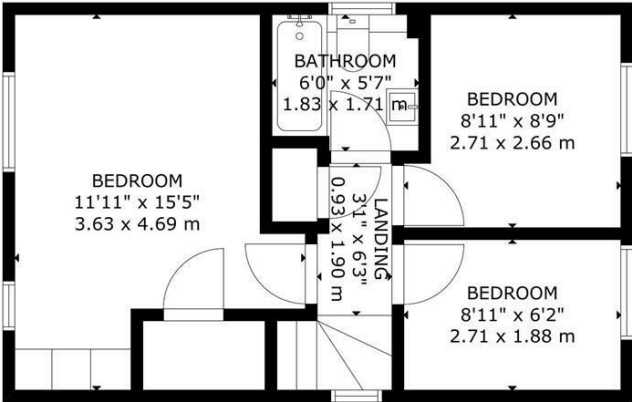
Front & Rear Gardens



St. Mellion Close, Hailsham



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 74 m²/795 sq ft
 FLOOR 1: 38 m²/412 sq ft, FLOOR 2: 36 m²/383 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(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	



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