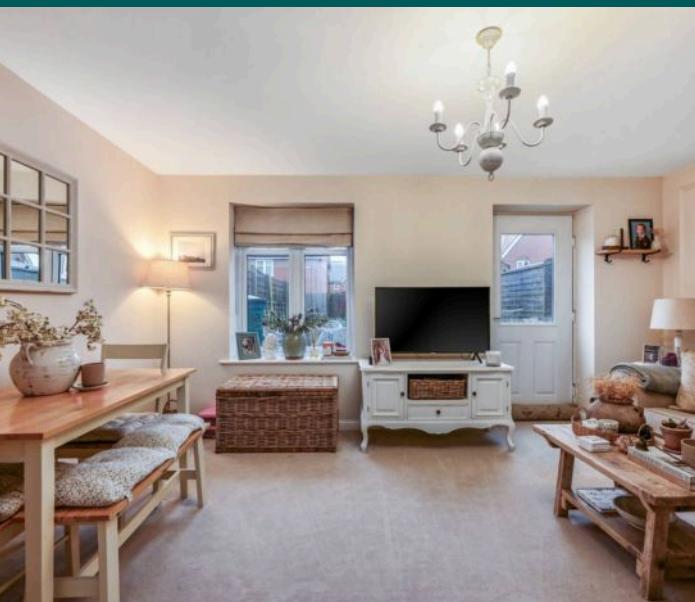




11 Goldfinch Lane, Hellingly

Hailsham

Guide Price £300,000



11 Goldfinch Lane

Hellingly, Hailsham

Guide Price £300,000-£325,000 Attractive two bedroom semi in Hellingly with modern kitchen, spacious lounge, large garden with shed, two double bedrooms, family bathroom, and great storage.

Council Tax band: C

Tenure: Freehold

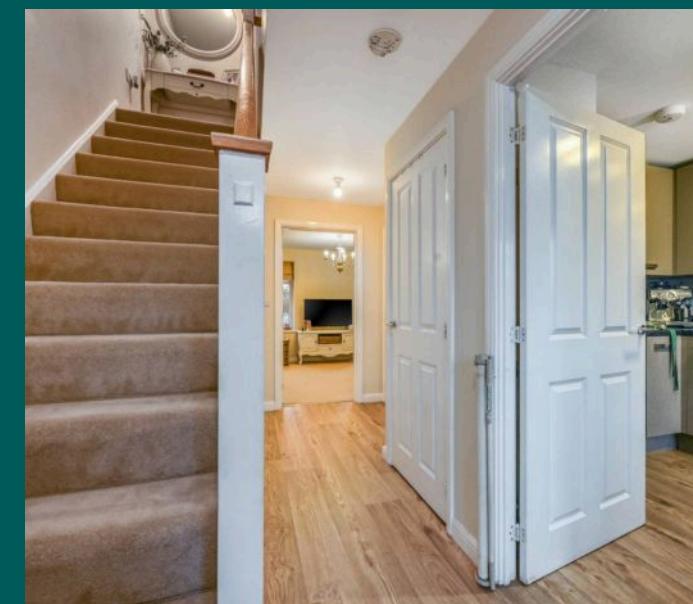
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attractive two double bedroom house in the popular Hellingly area of Hailsham
- Front-facing fitted kitchen with integrated oven, hob and extractor
- Excellent storage throughout including multiple cupboards on both floors
- Downstairs WC and utility room for added everyday convenience
- Spacious living room with garden access, ideal for family life and entertaining
- Two well-proportioned double bedrooms with space for furnishings
- Family bathroom with bath and overhead shower
- Generous rear garden with shed, perfect for year-round use

Guide Price £300,000-£325,000 This attractive two bedroom semi detached house is situated in the sought-after Hellingly area of Hailsham and offers a well-balanced layout ideal for modern living. The property features a welcoming entrance hall with excellent storage options, including multiple cupboards on both floors, ensuring a clutter-free environment. The front-facing fitted kitchen is equipped with an integrated oven, hob, and extractor, providing a practical and stylish space for meal preparation. A downstairs WC and a utility space add further convenience to every-day life. The spacious living room is positioned at the rear of the house and opens directly onto the garden, creating a seamless flow that is perfect for both family living and entertaining guests. Upstairs, there are two well-proportioned double bedrooms, each offering ample space for furnishings and additional storage. The family bathroom is fitted with a bath and overhead shower, combining comfort and functionality for busy households.

The property boasts a generous rear garden that provides an excellent outdoor retreat for all seasons. The garden is mainly laid to lawn, offering plenty of space for children to play, pets to roam, or for hosting summer gatherings with friends and family. A practical shed is included, ideal for storing gardening tools, bicycles, or outdoor equipment. The garden's layout allows for easy customisation, whether you wish to create a vibrant flower bed, a vegetable patch, or a tranquil seating area. To the front, the property benefits from a well-maintained approach, enhancing kerb appeal and providing a welcoming first impression. With its combination of comfortable interiors and versatile outdoor space, this home is perfectly suited for couples, young families, or anyone seeking a peaceful setting with convenient access to local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.

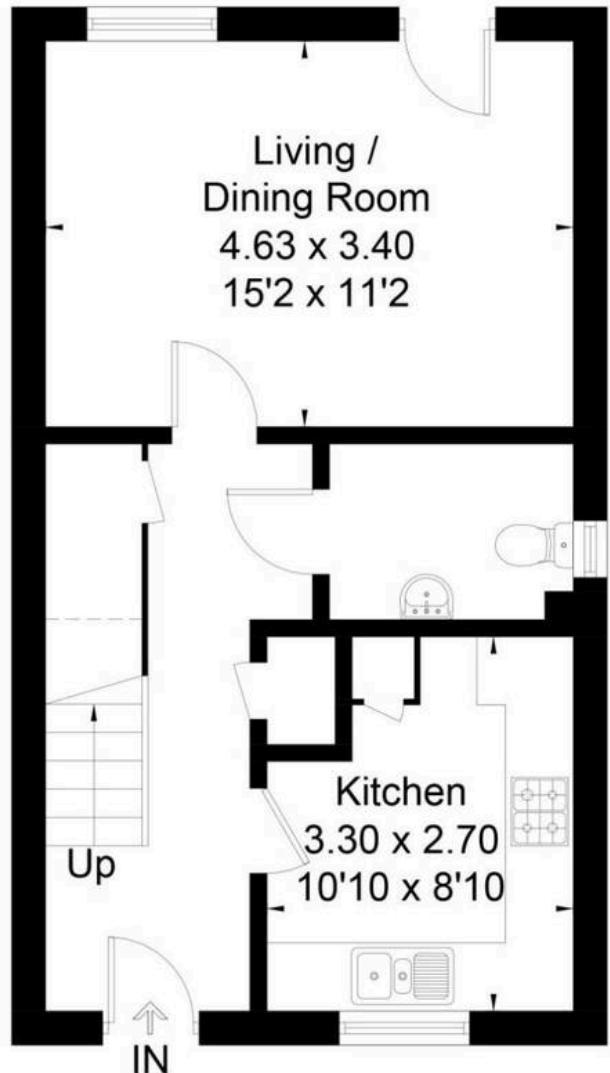




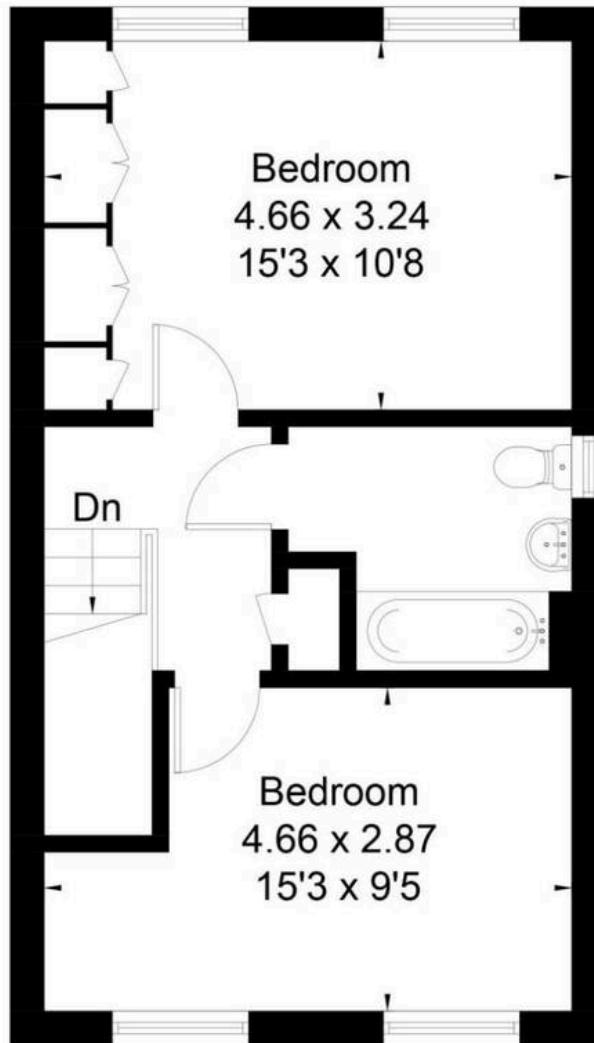
Approximate Floor Area = 79.7 sq m / 858 sq ft



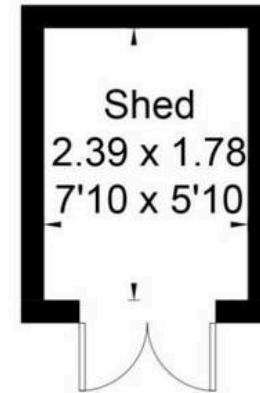
[Reduced head height below 1.5m]



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. [#101046](http://fourwalls-group.com)



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