

Crane & Co



Price Guide

£425,000 - £450,000

10 Tilehurst Drive, Hailsham, East Sussex BN27 3EY

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

 4 Bedroom  2 Bathroom  2 Reception

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Extended and renovated, this is family accommodation at its finest. All of the principle rooms are impressive in this detached home. A modern kitchen/breakfast room with granite work surfaces has space to welcome the whole family and the large living room is ideal for those cosy Saturday nights in front of the tv. The master bedroom suite with its en-suite is the full depth of the house whilst the 3 further bedrooms have access to a family bathroom, separate W/C and a further ground floor W/C. And it doesn't end there. If you like to tinker then you'll love the workshop/hobby room however it could easily be a further reception room or even a bedroom if required. And last but by no means least, the utility room which has enough space to have a dog bath in it. With a pretty lawned garden, solar panels, a wood burner and ample parking with an EV charging point, the positives really do go on and on.

Main Features

- Detached House
- Impressive Kitchen/Breakfast Room
- Utility Room & Ground Floor W/C
- Bathroom & En-Suite Shower Room
- Lawned Garden
- Solar Panels
- 4 Bedrooms

Room Sizes

Porch
Entrance Hall
Living Room - 21' 3" x 13' 7"
Workshop - 13' 9" x 10' 10"
Kitchen/Dining Room - 20' 6" x 18' 1"
Utility Room - 10' 3" x 7' 6"
Cloakroom
Bedroom 1 - 14' 4" x 11' 1"
En Suite Shower Room
Bedroom 2 - 13' 6" x 12' 4"
Bedroom 3 - 13' 5" x 8' 6"
Bedroom 4 - 9' 2" x 6' 1"
Bathroom
W/C
Outbuilding - 10' 8" x 7' 4"

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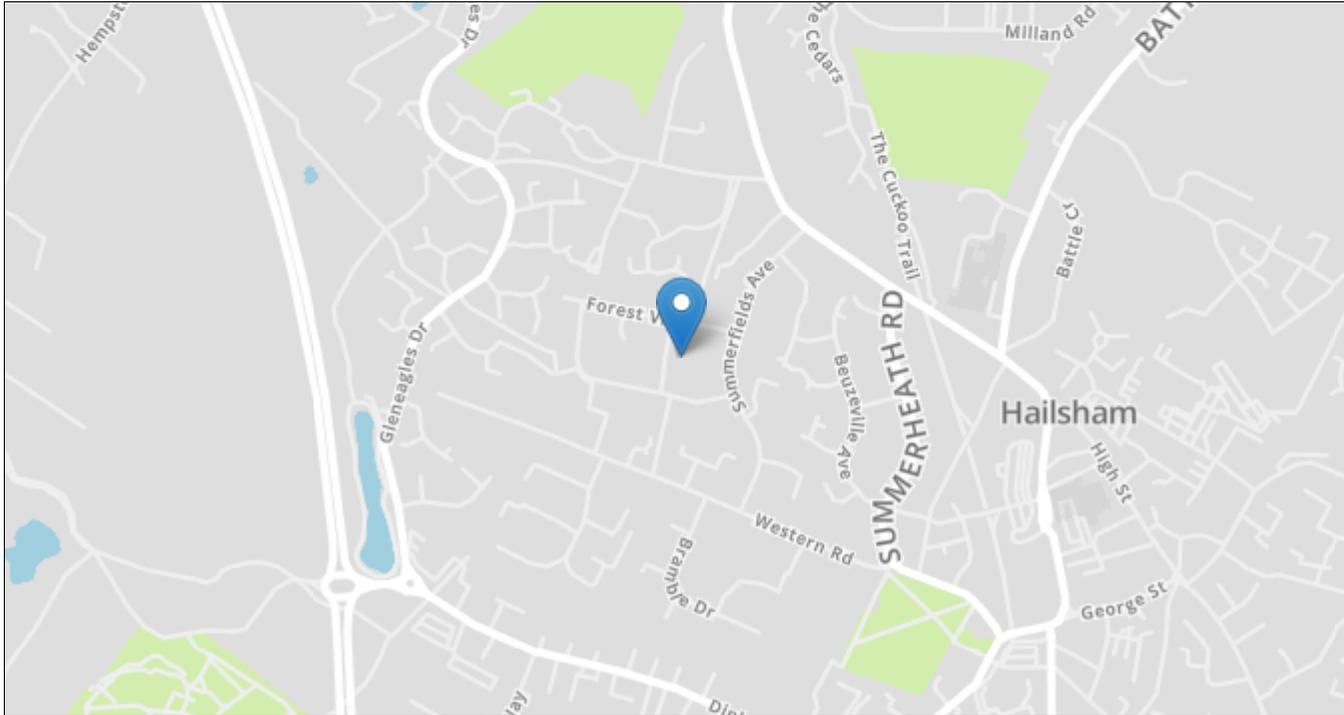
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	86	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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