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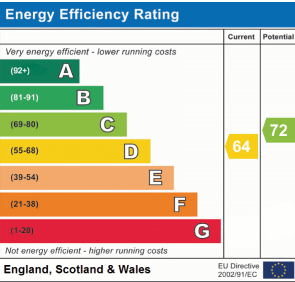
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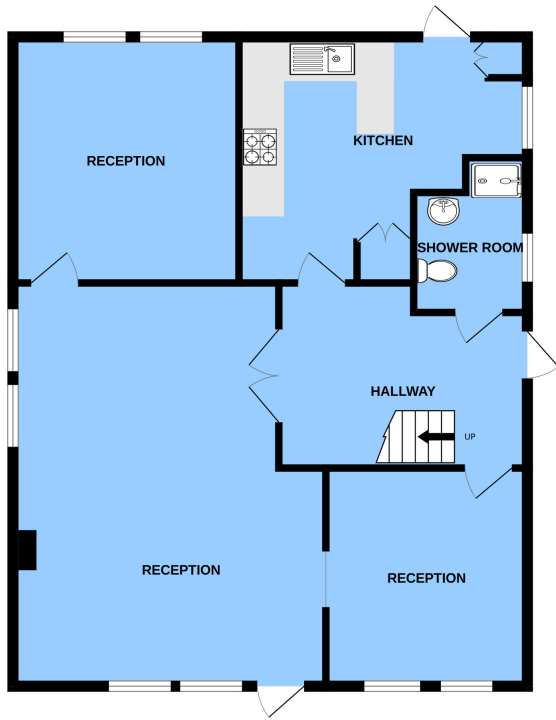
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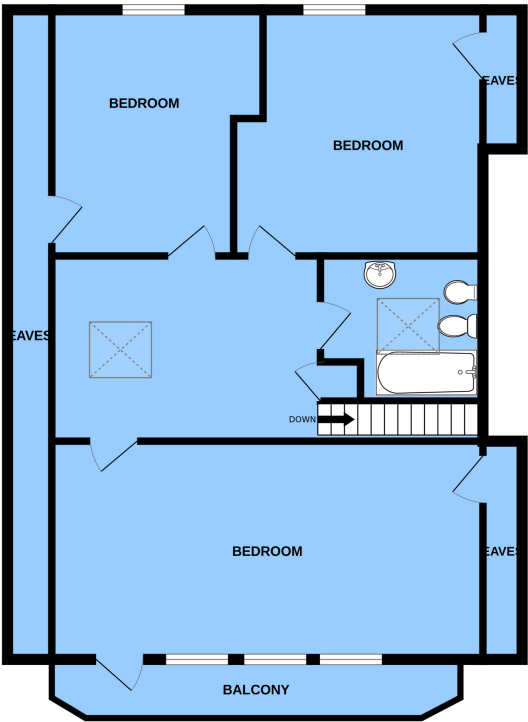
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6 The Glade, Hailsham, East Sussex BN27 3RB

£525,000 freehold

A detached three/four bedroom Scandia Hus that occupies an enviable location tucked away in a small cul-de-sac and adjoining a brideway that leads directly into Abbots Wood. Providing generous accommodation the property enjoys gardens to the front and rear, off-road parking and single garage. Viewing is highly recommended.

Detached Scandia Hus
Garage and ORP

3/4 Bedrooms
Adjoining Bridleway

3 Reception Rooms
Close to Abbots Wood

Front and Rear Gardens

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Description

This detached Scandia Hus presents brick elevations with timber triple glazed windows and gas central heating and viewing is highly recommended to appreciate the tucked away location on a small cul-de-sac that adjoins a bridleway with direct access to Abbots Wood. Inside the accommodation is arranged around a large reception hall with an impressive living/dining room. The kitchen is located to the rear of the property and enjoys views of the garden and there is an additional reception room/bedroom that could be used in conjunction with the ground floor shower room. The first floor offers three bedrooms, the main being vaulted with a balcony that takes in lovely views and there is a spacious loft space that may offer further potential. The gardens are set to both the front and rear, predominantly decked to the rear, they include a gazebo and a hot tub that is available by separate negotiation. There is a large driveway that provides ample parking and access to an attached single garage.

Directions

From the Boship roundabout, proceed south on the A22 towards Eastbourne and continue for some distance, taking the turning signposted to Arlington. Immediately bear left which leads down to The Glade where the property will be found towards the end of the road on the left hand side.
What3Words: ///rested.laugh.profile

THE ACCOMMODATION

With approximate room dimensions comprises side entrance to

RECEPTION HALL

13' 7" x 9' 8" (4.14m x 2.95m) With stairs rising to a first floor landing, multi-paned glazed doors lead through to the

LIVING ROOM

20' 10" x 15' 4" (6.35m x 4.67m) A double aspect room with glazed door out onto the varanda, recessed lighting, wood burning stove on slate hearth (not in use), archway leading through to

DINING ROOM

11' 7" x 10' 9" (3.53m x 3.28m) With windows to front, engineered wood flooring.



SHOWER ROOM

5' 6" x 5' 2" (1.68m x 1.57m) Window to the side, part tiled walls, tiled floor, fitted with a tile enclosed shower cubicle with glazed door, pedestal wash hand basin with mixer tap and low level wc.

GROUND FLOOR BEDROOM

13' 1" x 11' 7" (3.99m x 3.53m) With windows to rear, door into living room.

KITCHEN

15' 4" x 13' 1" (4.67m x 3.99m) A double aspect room with glazed door to the rear garden. The kitchen is fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with fitted low level oven and space and plumbing for appliances. There is a large area of laminate working surface incorporating a five burner gas hob with extractor fan above, under unit lighting and tiling, stainless steel sink with mixer tap and drainer and an additional utility area with space and plumbing for washing machine and tumbledryer. A cupboard houses the gas fired boiler and a door leads to the garden.

FIRST FLOOR LANDING

11' 6" x 11' 4" (3.51m x 3.45m) With velux window to side, linen cupboard with slatted shelving and loft hatch with pull down ladder providing access to a large attic space.

BEDROOM

17' 3" x 10' 10" (5.26m x 3.30m) With windows and glazed doors out to BALCONY 19' 10" x 5' 5" (6.05m x 1.65m) with views to the front and external light. The bedroom is vaulted with uplighters and fitted with a range of wardrobes that provide hanging and shelving.



BEDROOM

11' 6" x 8' 3" (3.51m x 2.51m) With window to rear, recessed wardrobe, eaves storage space.

BEDROOM

11' 6" x 11' 5" (3.51m x 3.48m) With window to rear, eaves storage space.

BATHROOM

8' 3" x 8' 0" (2.51m x 2.44m) With velux window, tiled floor and walls and fitted with a white panelled bath with shower and shower screen, low level wc, bidet, pedestal wash hand basin with mirror above.

OUTSIDE

The property is approached over a gravel driveway that provides parking with access to the garage. The front garden provides a covered varandah, gravel section and level area of lawn. A gate gives access to the rear garden which is mainly decked with a central gravel area and a raised pond. The large area of decking also incorporates and gazebo and hot tub that is included within the sale. The whole is boarded by established trees.



GARAGE

17' 1" x 9' 4" (5.21m x 2.84m) With power and light, up-and-over door and side access.

COUNCIL TAX

Wealden District Council
Band E - £3273.69

NOTE

We are awaiting ownership details of the approach road but are advised the current owners have not contributed towards maintenance.

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.