

Crane & Co



Price Guide

£280,000 - £295,000

46 Harmers Hay Road, Hailsham, East Sussex BN27 1SU

 2 Bedroom  1 Bathroom  1 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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Welcome to this delightful two double bedroom home, a perfect blend of comfort, style, and practicality. From the moment you step inside, you'll feel the inviting atmosphere that makes this property truly special. The modern kitchen and dining area form the heart of the home. With sleek quality fittings and plenty of worktop space, it's a place that will inspire any budding chef. Whether you're preparing a quiet meal for two or hosting friends for dinner, this space works beautifully for everyday living and entertaining alike. The open layout flows seamlessly through to the garden, where French doors draw in the light and create that lovely indoor outdoor connection. Imagine enjoying your morning coffee with the garden doors open, listening to the birds, and taking in the leafy outlook. The spacious lounge is another highlight. Thoughtfully designed for both relaxation and entertaining, it offers plenty of room and features a charming log burner, adding a touch of warmth and character. Large windows allowing natural light to pour in throughout the day and creating a calm, inviting feel. Discover the garden a wonderful extension of the living space during the warmer months, it truly comes into its own, offering a peaceful retreat for barbecues, summer gatherings, or simply a glass of wine as the sun sets. Upstairs, you'll find two generous double bedrooms, both tastefully presented and large enough to accommodate double beds. A modern family bathroom completes the upper floor, featuring contemporary fittings and a fresh, clean design. This home is located in a highly sought-after area, known for its friendly community feel and convenient access to local amenities. To top it all off, the property comes with its own garage located in a nearby block, providing secure parking or useful storage space. This lovely home offers a perfect balance of modern comfort and welcoming charm. It's a home you'll be proud to show off and even happier to return to at the end of the day. We can't wait to show you around...

* Harmers Hay Estate Charge TBC

* Information Provided by Seller*

Main Features

- 2 Double Bedrooms
- Ideal First Time Buyer
- Great Location
- Modern Accommodation
- Log Burner In Living Room
- Superbly Presented



Room Sizes

- Entrance Hall
- Living Room - 13'6 x 10'2
- Kitchen/Dining Room - 16'7 x 9'8
- Landing
- Bedroom 1 - 13'6 x 10'2
- Bedroom 2 - 10'2 x 9'6
- Bathroom
- Garden
- Garage In Block

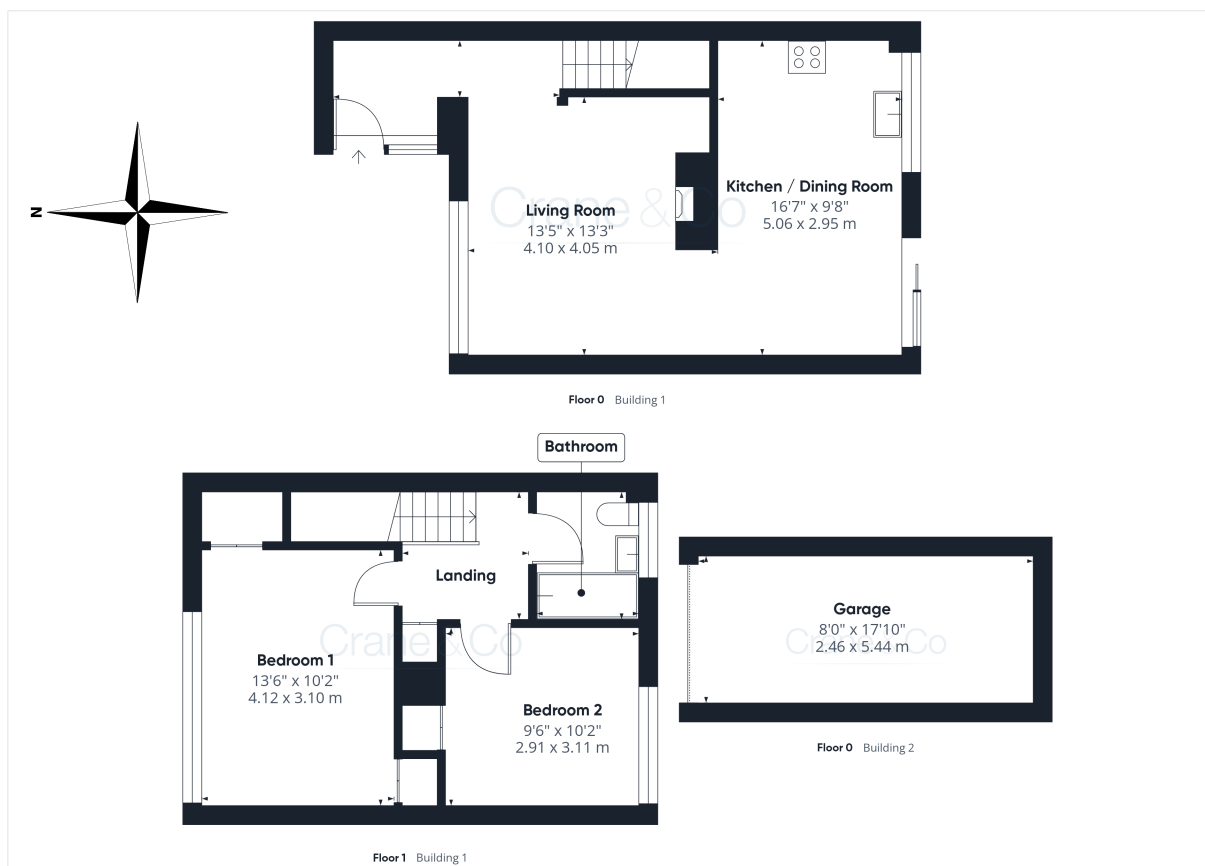
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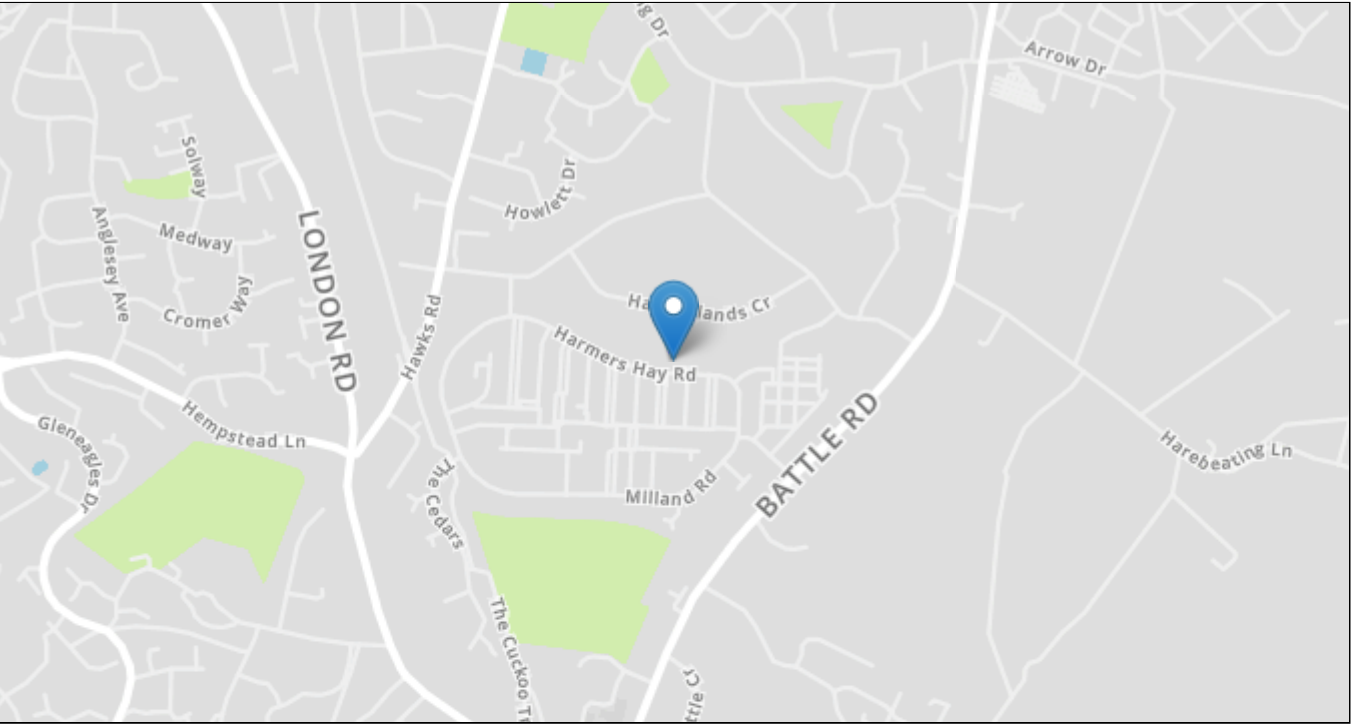
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Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	A	82		
(81-91)				
(69-80)				
(55-68)				
(39-54)	D	60		
(21-38)				
(1-20)				
Not energy efficient - higher running costs				
England, Scotland & Wales				

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