

Freehold £305,000

Fieldfare Avenue, Hailsham, East Sussex BN27 1GD



- Two Storey, Two Bedroom, Semi Detached House
- Reception Room with Bay Window
- Bathroom plus Downstairs WC
- Front and Side Gardens
- Approx. 865 Sqft Gross Internal Area
- Spacious Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Parking for Two Cars

GENERAL DESCRIPTION

This attractive, recently-constructed property is semi-detached but at ninety degrees to its immediate neighbour giving it the look of a detached, double-fronted house. The central entrance hallway provides access to a ground-floor cloakroom/WC, a reception room with bay window and a spacious kitchen/dining room with sleek, handle-less units and integrated appliances. Patio door lead out to a south-east-facing garden with timber shed. Upstairs, on the first floor, is a generously-sized main bedroom plus a second, comfortable, double bedroom and a naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. A driveway, just beyond the garden gate, provides off-street parking space for two cars and the nearby A22 runs south in the direction of Eastbourne and north towards the M25 and London. Hailsham town centre is just a few minutes drive away and can also be reached via bus or by brief cycle ride.

Tenure: Freehold.

Estate Charge: £31.99 per month (subject to annual review).

Council Tax: Band C, Wealden District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

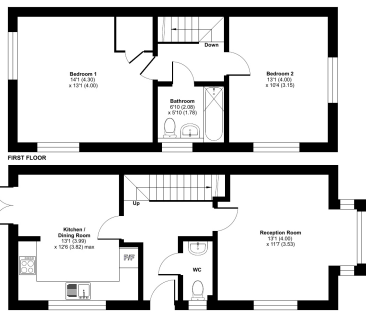
This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



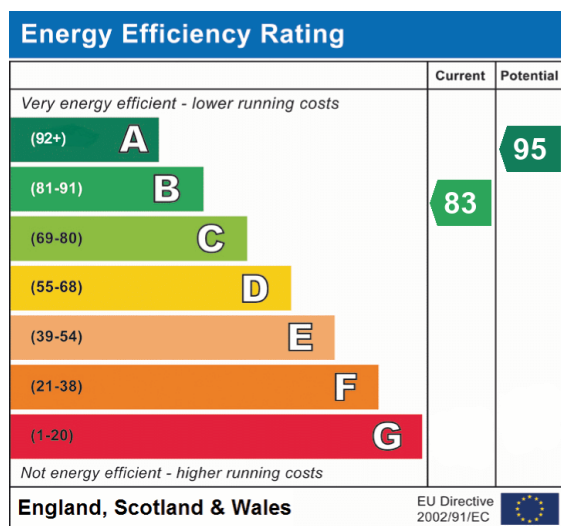
Fieldfare Avenue, Hailsham, BN27

Approximate Area = 865 sq ft / 80.3 sq m

For identification only - Not to scale



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, 2018. 2 All measurements are approximate and should not be relied upon. 3 Produced for Urban Moves, 1007, 1008/19.



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Reception Room

13' 1" x 11' 7" (4.00m x 3.53m)

Kitchen / Dining Room

13' 1" x 12' 6" max. (3.99m x 3.82m)

FIRST FLOOR

Landing

Bedroom 1

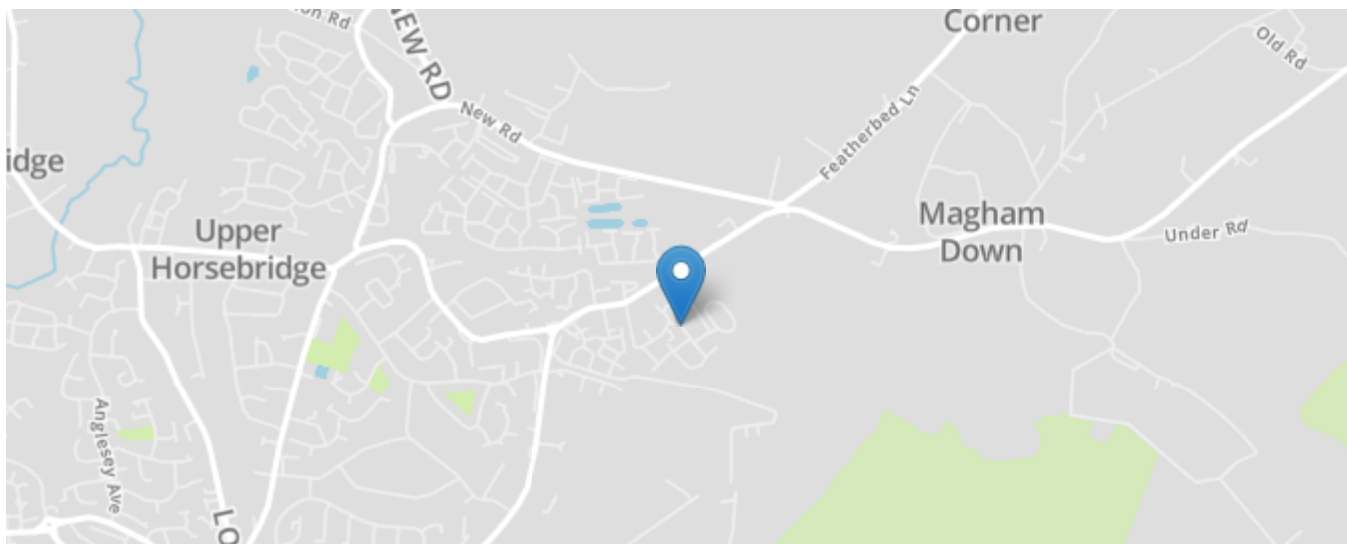
14' 1" x 13' 1" (4.30m x 4.00m)

Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

Bedroom 2

13' 1" x 10' 4" (4.00m x 3.15m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.