

Freehold £355,000

Linnet Lane, Hailsham, East Sussex BN27 1GB



- Two Storey, Three Bedroom, Semi Detached House
- Reception plus Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Two Parking Spaces
- Approx. 1016 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Rear Garden
- Town Centre Within Easy Reach

GENERAL DESCRIPTION

This recently-constructed, semi-detached property provides over a thousand square feet of accommodation and features a ground-floor cloakroom/WC and attractive kitchen/dining room at the front while at the rear is a spacious reception room. Doors open onto a garden with patio, lawn, timber shed and decked seating area. The garden can also be accessed via a side gate. On the first floor of the house is a main bedroom with en-suite shower room plus a similar-sized second bedroom, a smaller third double bedroom and a sleek, naturally-lit bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. The property comes with two forecourt parking spaces and Hailsham town centre can also be easily reached via bus or by brief cycle ride.

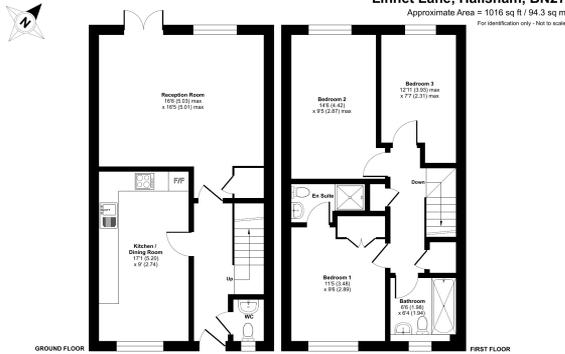
Tenure: Freehold.

Estate Charge: £29.56 per month (subject to annual review).

Council Tax: Band D, 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.



DIMENSIONS

GROUND FLOOR

Entrance Hall

W.C.

Kitchen / Dining Room
17' 1" x 9' 0" (5.20m x 2.74m)

Reception Room
16' 6" max. x 16' 5" max. (5.03m x 5.01m)

FIRST FLOOR

Landing

Bedroom 1
11' 5" x 9' 6" (3.48m x 2.89m)

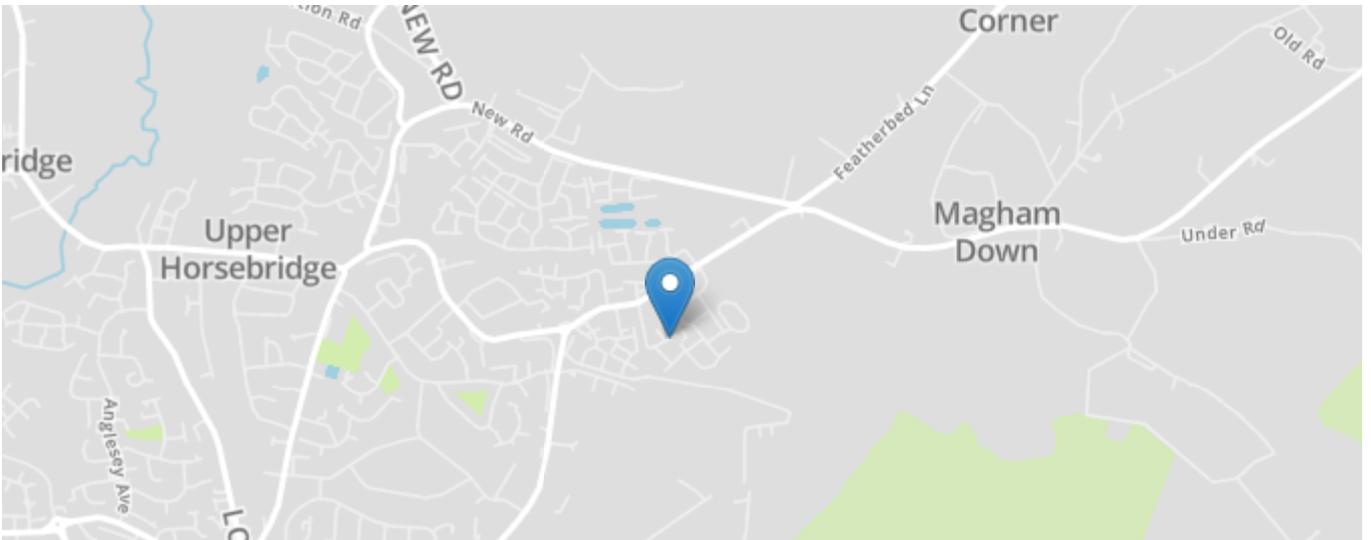
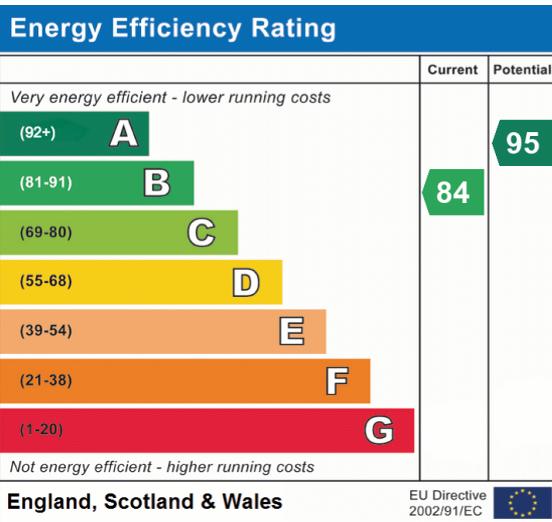
En-Suite Shower Room

Bedroom 2
14' 6" x 9' 5" max. (4.42m x 2.87m)

Bedroom 3
12' 11" max. x 7' 7" max. (3.93m x 2.31m)

Bathroom
6' 6" max. x 6' 4" max. (1.98m x 1.93m)

1 Floor plan produced in accordance with PAS 98 Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) ResaleOnly. © Urbanmoves 2020. Produced by Urbanmoves. 0203 474902



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