

Crane & Co



Price Guide

£465,000 - £485,000

45 Beuzeville Avenue, Hailsham, East Sussex BN27 3PB

 5 Bedroom  2 Bathroom  1 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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Life is full of compromises... What's more important to you? As much space as possible or the best location? Well compromise no more!... This house really has it all. Step over the threshold and you will be amazed by just how much space is on offer. This feeling of space continues throughout the whole house from the superb (and very desirable) kitchen/dining/family room complete with a beautiful utility area, to the large living/dining room opening onto the garden - This property offers real family living space. Upstairs is equally as impressive and has bedrooms flowing off from every direction with the main bedroom complete with en-suite shower room. It doesn't get much better than this location. Close to schools and the town centre, along with the Recreation Ground with cricket, football and tennis clubs, this very desirable residential area is always in demand. The large driveway and garage (currently shortened for the utility area) offer space for a good number of vehicles and the enclosed rear garden completes the picture...

Main Features

- Detached Home
- 5 Bedrooms
- En-suite Shower Room
- Utility Room
- Immaculate & Modern Throughout
- Family Location
- Spacious & Bright Accommodation
- Corner Plot Position
- Close To Town Centre & Local Schools
- Close To Recreation Ground
- Garage & Driveway

Room Sizes

Entrance Hall
Cloakroom
Living Room - 15' 3" x 13' 5"
Dining Room - 10' 11" x 9' 5"
Kitchen/Breakfast Room - 20' 1" x 8' 10"
Utility Room - 8' 2" x 5' 11"
Landing
Bedroom 1 - 11' 10" x 9' 10"
En-Suite Shower Room
Bedroom 2 - 14' 1" x 8' 6"
Bedroom 3 - 10' 2" x 9' 1"
Bedroom 4 - 9' 4" x 8' 6"
Bedroom 5 - 9' 5" x 8' 1"
Family Bathroom
Outside
Front Garden
Driveway
Garage Area - 9' 10" x 9' 1"
Rear Garden

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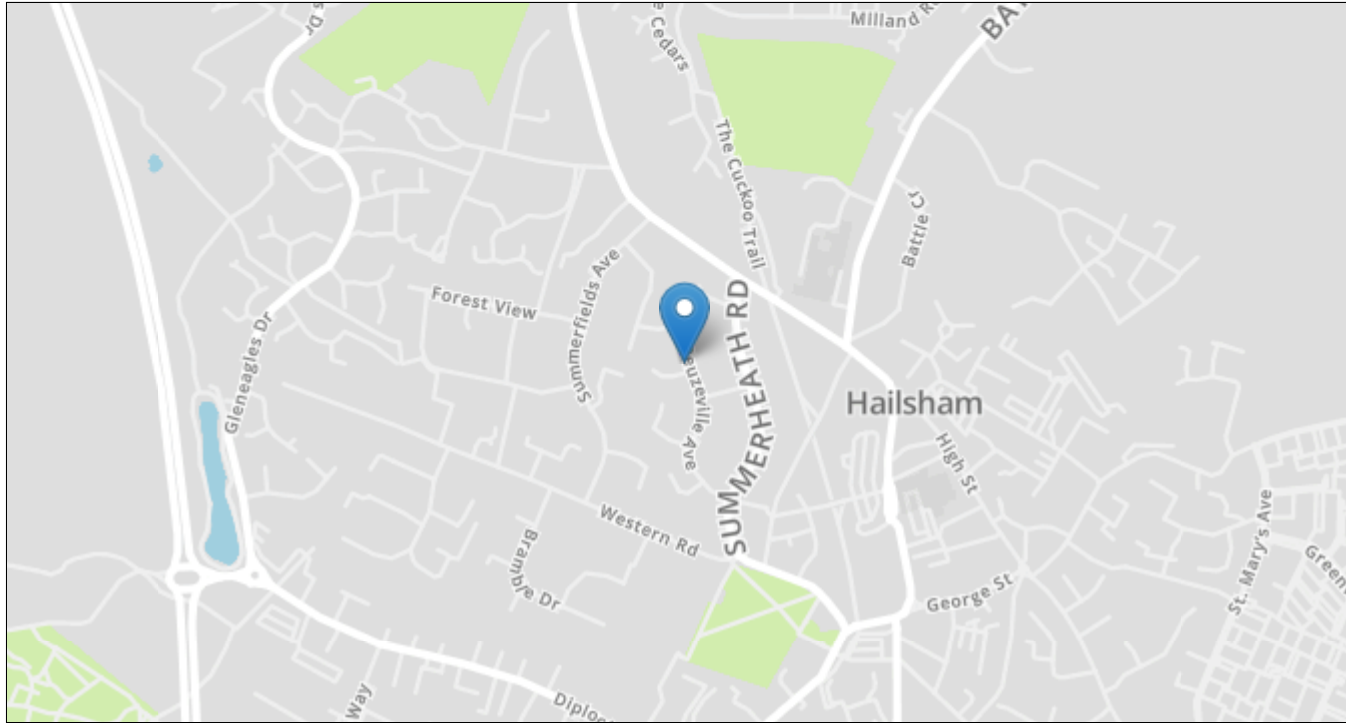
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	83
		EU Directive 2002/91/EC	

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