

# Crane & Co



## Price Guide

£255,000 - £275,000

11 Timbers Court, Hailsham, East Sussex BN27 1BX

 2 Bedroom  2 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



# 11 Timbers Court, Hailsham, East Sussex BN27 1BX

Price Guide  
£255,000 - £275,000  
Leasehold

 2 Bedroom  2 Bathroom  1 Reception

PRICE GUIDE £225,000 - £275,000

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Attention first time buyers and central location seekers! This stylish 2 bedroom maisonette with an integral garage offers the perfect blend of modern living and convenience. Immaculately presented throughout, no paintbrushes required, this home provides bright, spacious, and contemporary accommodation that's ideal for both relaxing and entertaining. Step into a generous open plan living/dining space that provides calm sophistication, forming the hub of the home. Both bedrooms are doubles, with the standout being the master suite. More than just a bedroom, it boasts an en-suite shower room and a spacious dressing area, perfect for a walk-in wardrobe or even a home office setup. The integral garage offers great flexibility and has the potential to be transformed into a home gym, office, or hobby space, many in the area have done just that, saving on those gym memberships! Tucked away in a peaceful, leafy cul-de-sac yet right in the heart of town, this unique coach house offers both space and unbeatable convenience. A must see home that truly ticks all the boxes!

\* 963 Years Remaining on Lease

\* Annual Service Charge £900

\* Information Provided by Seller\*

## Main Features

- 2 Double Bedrooms
- Spacious & Bright Accommodation
- Central Town Location
- Leafy Cul De Sac
- En-suite Shower Room & Dressing Room
- Integral Garage
- Communal Garden

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## Room Sizes

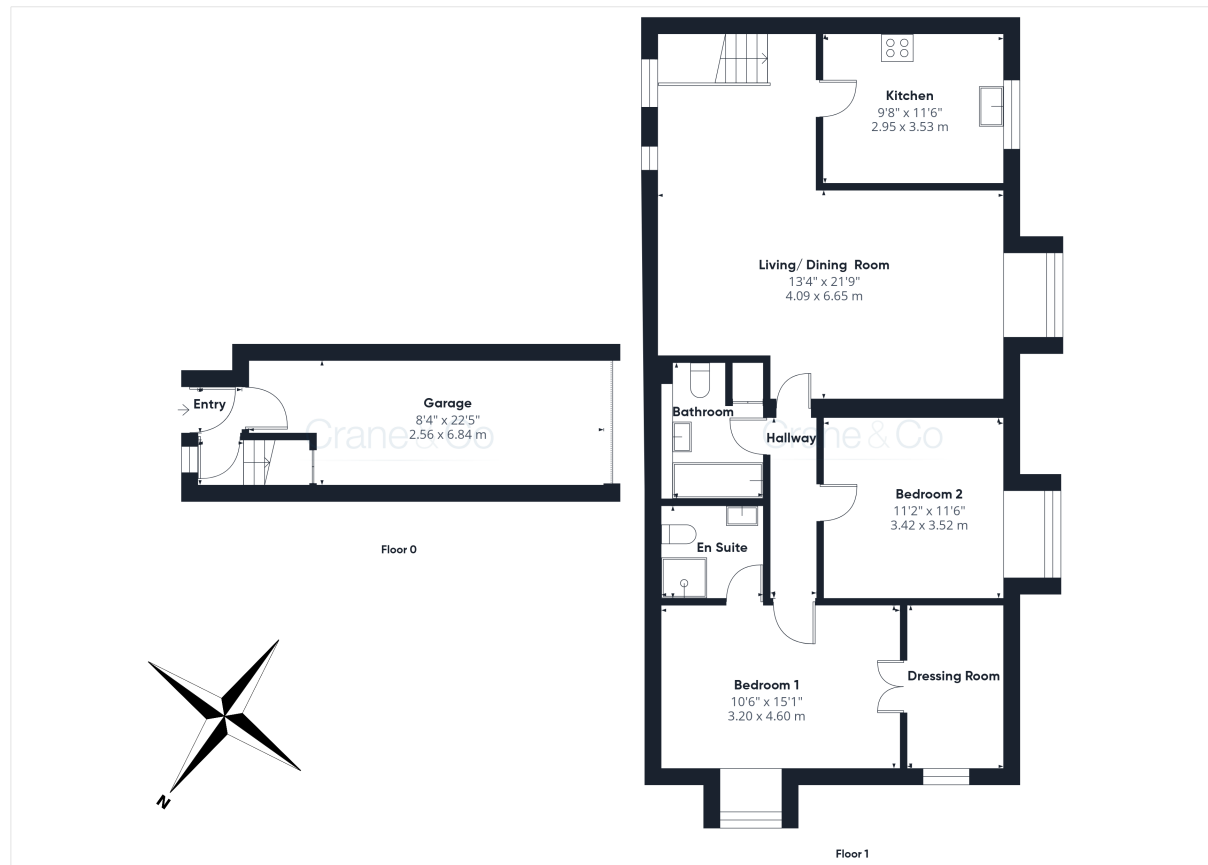
Ground Floor Entrance  
First Floor  
Living/Dining Room - 21' 9" x 13' 4"  
Kitchen - 11' 6" x 9' 8"  
Bedroom 1 - 15' 1" x 10' 6"  
Dressing Area  
En-suite Shower Room  
Bedroom 2 - 11' 6" x 11' 2"  
Bathroom  
Outside  
Garage - 22' 5" x 8' 4"

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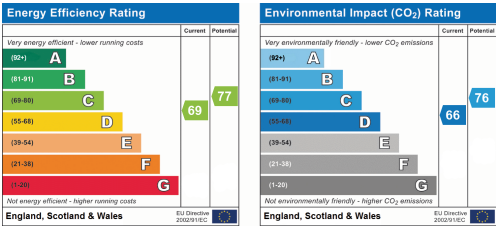
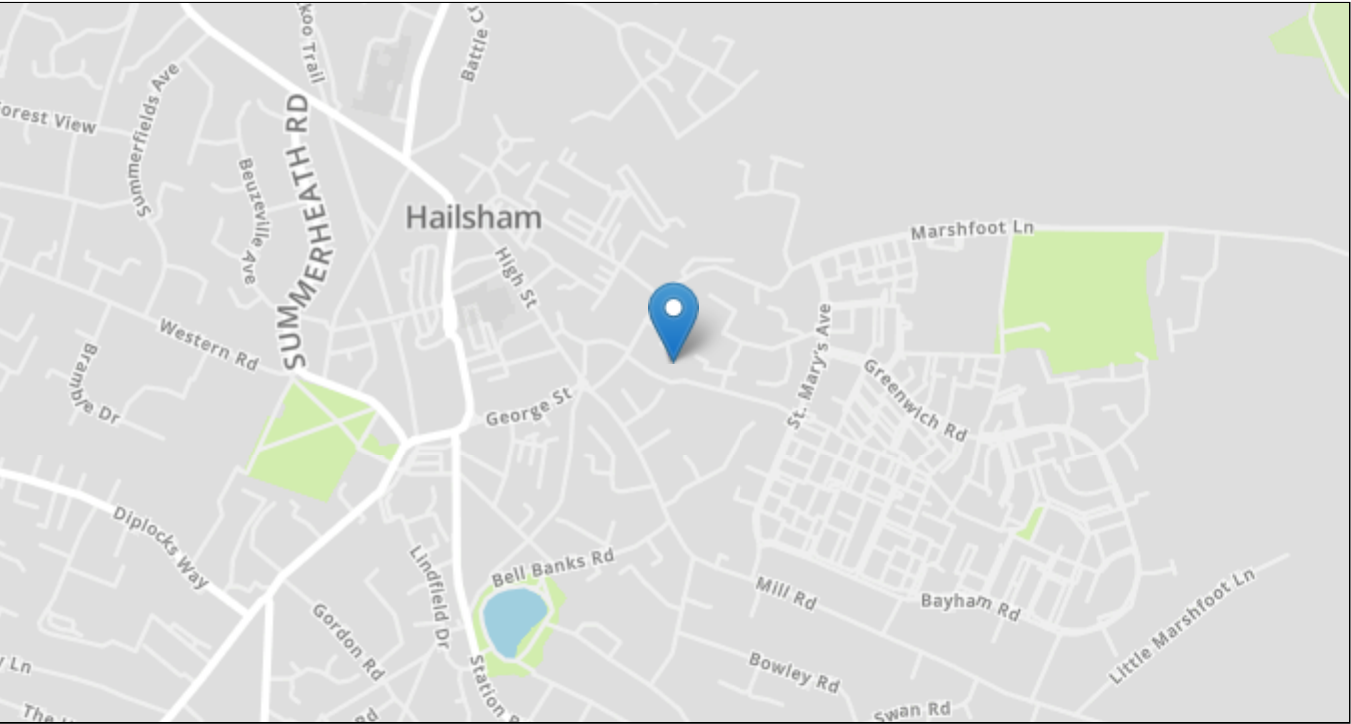
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