

# Crane & Co



## Price Guide

£350,000 - £375,000

43 Gournay Road, Hailsham, East Sussex BN27 3GE

 3 Bedroom  2 Bathroom  2 Reception

 01323 440678

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



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Freehold

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This delightful 3-bedroom link-detached family home is situated in a highly sought-after location, offering a peaceful setting and lovely views overlooking a greenspace. The property has charm and comfort, ideal for family living, and is presented to the market with the added benefit of no onward chain. Inside, the home offers a well-thought-out layout, starting with two generous reception rooms. The inviting dining room is a standout feature, with a beautiful bay window that floods the space with natural light, creating a bright and airy atmosphere perfect for family meals and entertaining. The spacious living room, also full of light, boasts elegant French doors that open directly onto the rear garden, bringing the outdoors in. The modern kitchen is sleek and stylish, featuring high-quality gloss finish, providing everything you need for cooking and entertaining. The space is well-designed, ensuring functionality while maintaining a contemporary aesthetic. The garden is a true gem, offering a mature, well-maintained outdoor space with an abundance of shrubs/trees. The artificial lawn requires little maintenance and ensures the garden remains pristine year-round. A personal door from the garden leads to the garage, which not only offers secure parking but also includes additional storage in the eaves, providing ample space for those extra household items or seasonal belongings. Upstairs, you will find three good-sized bedrooms, all offering plenty of space and natural light. The master bedroom is particularly impressive, featuring fitted wardrobes for ample storage and en-suite shower room. The remaining two bedrooms are well-proportioned and share a family bathroom. This home is ideally positioned in a lovely, green-filled area, with plenty of greenery surrounding the property, providing an environment for relaxation and outdoor activities being a short distance from Hailshams Country Park. The block-paved driveway to the side of the property offers off-road parking and leads to the garage. Perfectly suited for families, this home offers an ideal balance of comfort, style, and practicality. It is ready for its next owners to move in and start creating lasting memories. Don't miss the opportunity to view this wonderful property.

\* Annual Estate Charge £276.00

\* Information Provided by Seller\*

## Room Sizes

- Hallway
- Cloakroom
- Living Room - 17' 10" x 10' 11"
- Dining Room - 10' 10" x 10' 2"
- Kitchen - 11' 1" x 9' 6"
- First Floor Landing
- Bedroom 1 - 15' 3" x 10' 7"
- En-suite Shower Room
- Bedroom 2 - 13' 1" x 8' 7"
- Bedroom 3 - 9' 2" x 7' 3"
- Bathroom
- Outside
- Front Garden
- Driveway
- Garage - 18' 5" x 8' 7"
- Rear Garden

## Main Features

**Crane & Co**

- Link Detached Family Home
- 3 Bedrooms
- Over Looking Green Space
- 2 Reception Rooms

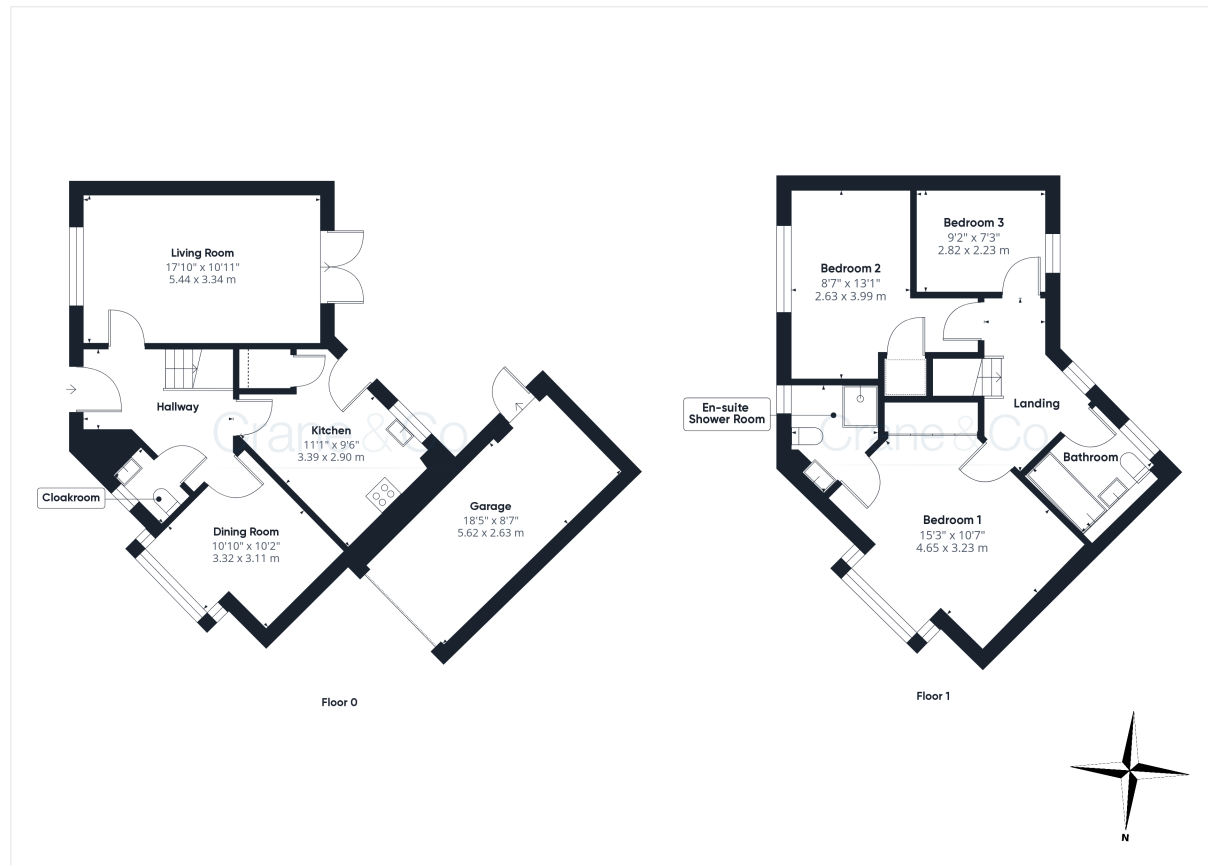
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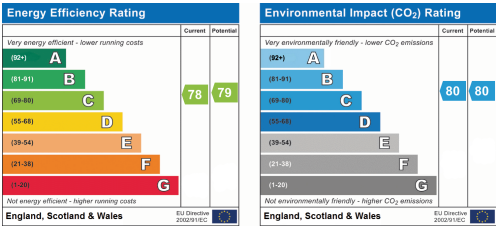
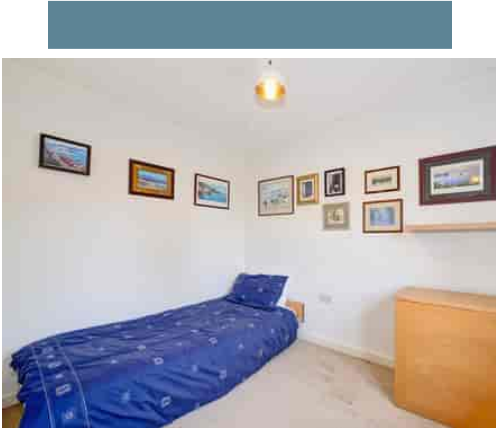
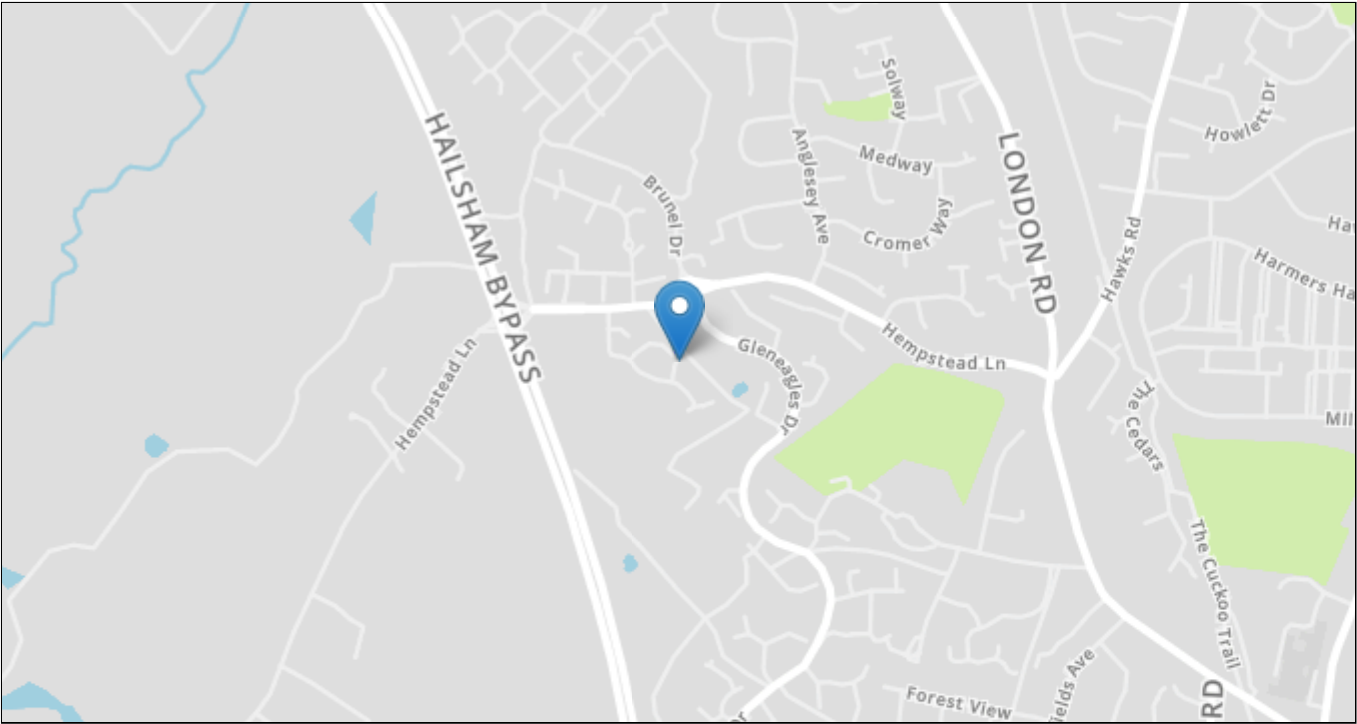
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