

Crane & Co



Price Guide

£460,000 - £490,000

29 Berkley Avenue, Hailsham, East Sussex BN27 3GL

 4 Bedroom  3 Bathroom  3 Reception

 01323 440678

 sales@craneandco.co.uk

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Price Guide
£460,000 - £490,000
Freehold

4 Bedroom 3 Bathroom 3 Reception

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Set in the popular Welbury Meadows development in Hailsham, this well presented four bedroom detached home on Berkley Avenue offers practical, modern living with stylish touches throughout. Step inside and you're greeted by a spacious hallway, finished with sleek glass balustrades that hint at the contemporary design found throughout the property. The layout is thoughtfully arranged for both everyday life and entertaining. There's a dedicated dining room, a useful downstairs W/C, and a large kitchen at the heart of the home, complete with an island, breakfast bar, and plenty of storage. Just off the kitchen, the separate lounge opens directly onto the rear garden through double doors, perfect for easy indoor/outdoor flow. Upstairs, the home offers four comfortable bedrooms. The main bedroom benefits from an en suite, while bedrooms two and three share a convenient Jack and Jill bathroom. In addition, a modern family bathroom serves the remaining rooms.. Whether you need space for a growing family or a home office or two, the layout is flexible and ready to suit your lifestyle. Outside, there's a garage, off-street parking, and a low maintenance garden to the rear. A side area, currently used by the owners to grow vegetables, adds a practical extra space without taking over the main garden. Berkley Avenue is ideally positioned for families and commuters alike. Hailsham offers a range of schools, including well regarded primary and secondary options. The town centre is just a short drive away, with its mix of shops, cafes, and essentials. For outdoor enthusiasts, nearby Cuckoo Trail offers miles of scenic walking and cycling, and there are several parks and green spaces in the area. Eastbourne's seafront is also just under half an hour away, making weekend escapes to the coast an easy option. With its balance of space, style and location, this property on Berkley Avenue is well suited to modern family life, ready to move into, with room to make your own.

- * Annual Estate Charge £241.46
- * Annual Green Belt Charge £156.83
- * Information Provided by Seller *

Room Sizes

Entrance Hall
Cloakroom
Snug - 9' 3" x 6' 5"
Dining Room - 10' 5" x 9' 7"
Living Room - 14' 7" x 13' 6"
Kitchen - 15' 10" x 12' 7"
Bedroom 1 - 11' 11" x 10' 6"
En Suite
Bedroom 2 - 12' 10" x 11' 2"
Jack and Jill Bathroom
Bedroom 3 - 10' 10" x 9' 10"
Bedroom 4 - 9' 10" x 8' 10"
Bathroom
Garage - 17' 8" x 9' 1"

Main Features

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- Garage
- En Suite
- End Plot
- Island Kitchen

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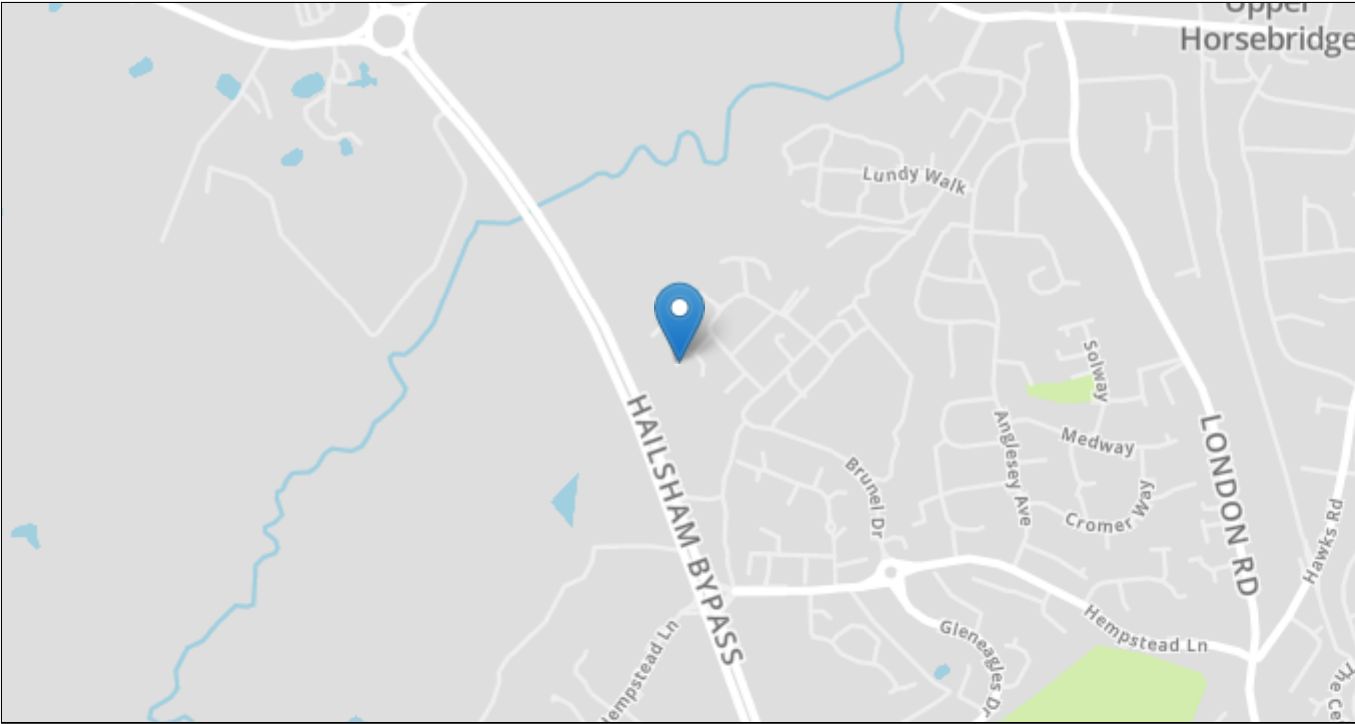
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales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

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