



Price Guide

£400,000 - £425,000

21 Marlow Drive, Hailsham, East Sussex BN27 1BY

4 Bedroom 2 Bathroom 2 Reception

01323 440678
 sales@craneandco.co.uk

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Freehold

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Tucked away in a peaceful and secure gated development, this beautifully presented 4 bedroom linked detached family home offers the perfect blend of modern design, comfort, and thoughtful details built in 2009 by Barratt Homes. As you step inside, you're welcomed by a bright, airy entrance hall that sets the tone for the spacious layout ahead. Each room flows seamlessly into the next, creating a natural and inviting sense of space throughout. At the heart of the home is the stunning kitchen/dining/family room a true hub of daily life. Designed for both practicality and style, this generous space is fully fitted with modern appliances, ample worktops, and plenty of room for cooking, dining, and relaxing. A part glazed roof allows light to pour in throughout the day, creating a wonderfully open, uplifting atmosphere and making the space feel bright even on cloudier days. Whether it's breakfast with the family or a weekend gathering with friends, this is a room that's made to bring people together. Need space for a home office, playroom, or hobby room? The separate study offers the flexibility to adapt the home to your lifestyle an ideal space for remote working, crafting, or simply a quiet corner to read a book. The living room is a cosy yet spacious retreat, filled with natural light thanks to its large window and French doors that open straight out to the garden. It's a lovely spot to relax at the end of the day or enjoy a lazy Sunday with the doors open to the breeze. Upstairs, the landing leads to four well proportioned bedrooms. The master bedroom is a calm and comfortable escape with its own en-suite shower room, providing both privacy and convenience. The family bathroom is stylish and functional, perfect for busy mornings or relaxing evening baths. Outside, the rear south facing garden is mainly laid to lawn, ideal for children, pets, or gardening enthusiast, with a paved patio area that's perfect for summer dining. The property also includes a garage with extra storage space in the eaves above, as well as private driveway parking. Located in a well kept, quiet development with gated access, this home is close to excellent local amenities, schools, and transport links offering the perfect setting for family life or a comfortable long-term home. This is more than just a house it's a place to put down roots, make memories, and truly feel at home...

* Annual Service Charge £360

Information Provided by Seller

Main Features
Crane & Co
Link detached

- Family Home
- 4 Bedrooms & Master En-Suite Shower Room

Room Sizes

Entrance Hallway
Cloakroom
Study - 9' 9" x 9' 6"
Living/Dining Room - 24' 6" x 10' 4"
Kitchen - 16' 4" x 9' 0"
Conservatory - 9' 7" x 9' 1"
Bedroom 1 - 11' 11" x 10' 6"
En Suite
Bedroom 2 - 10' 1" x 8' 10"
Bedroom 3 - 9' 3" x 8' 11"
Bedroom 4 - 8' 11" x 7' 3"
Bathroom
Garage - 17' 2" x 9' 0"

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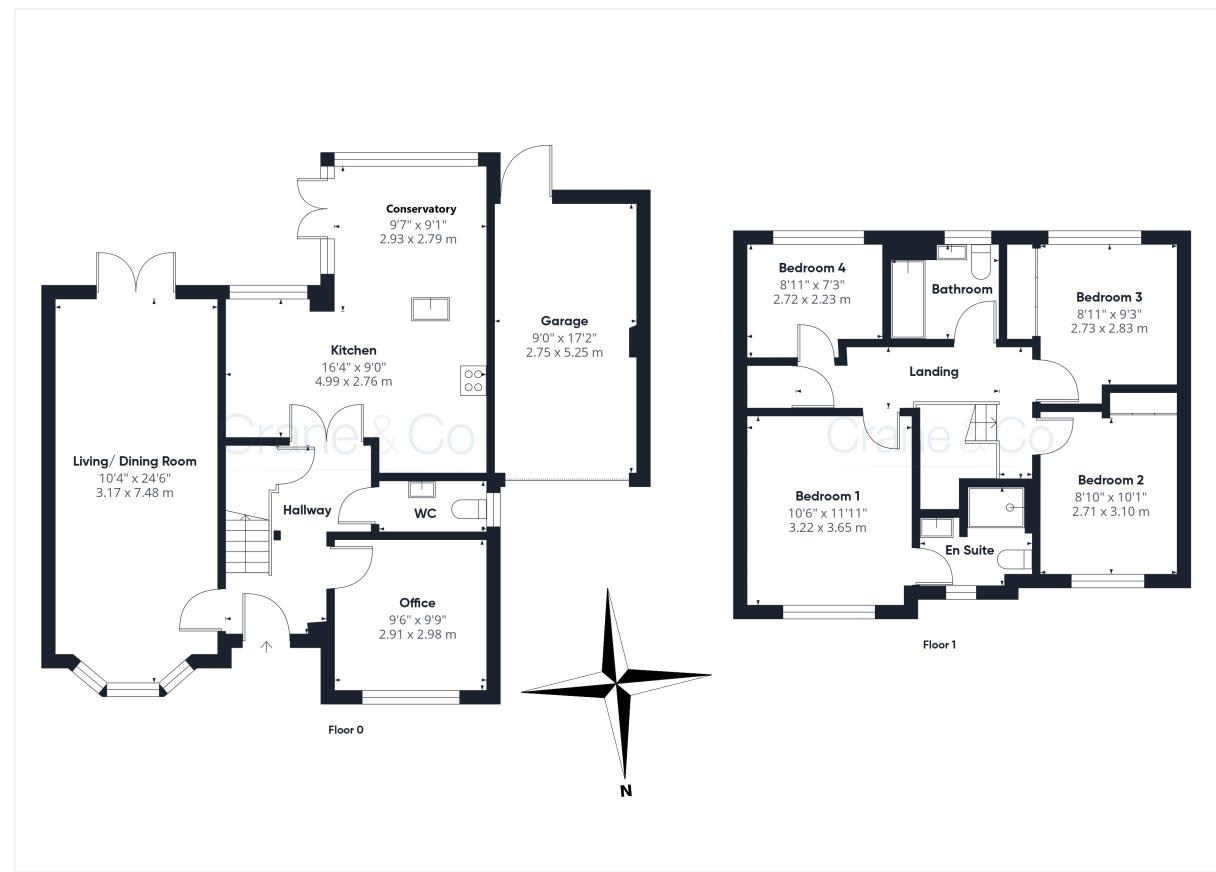
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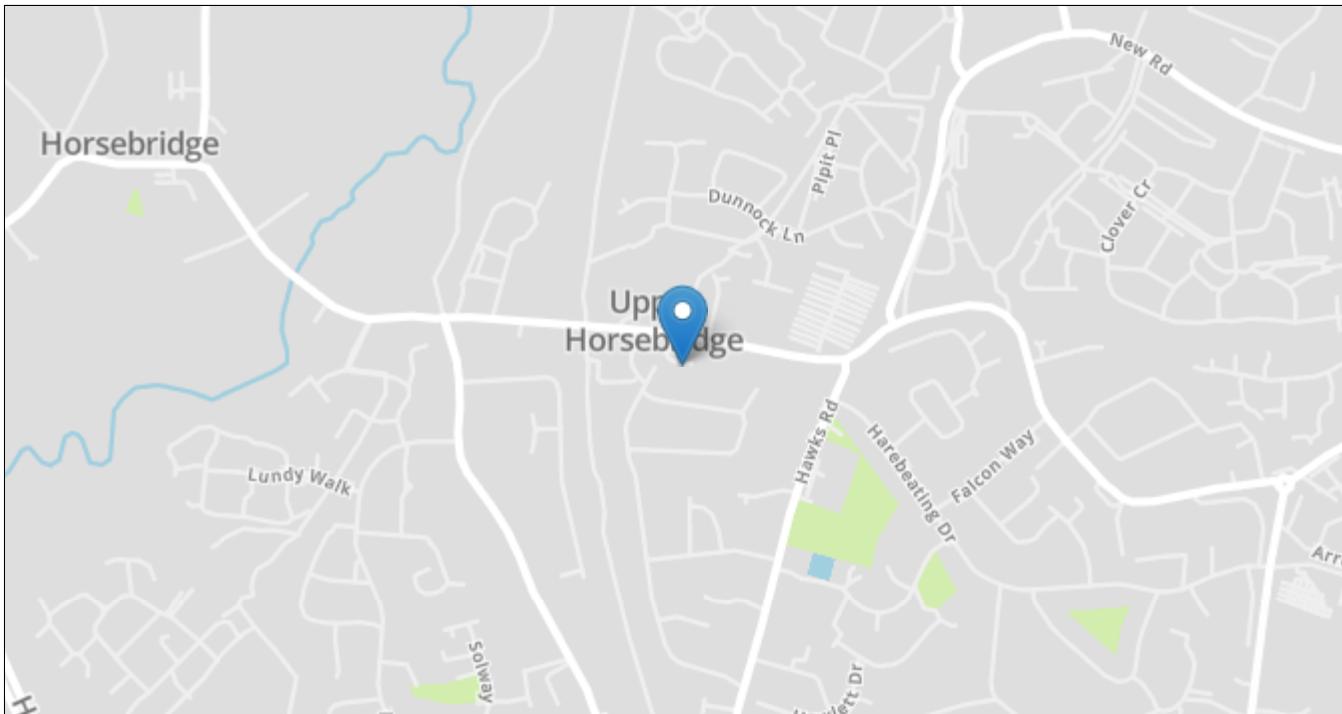
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England,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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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