

# Crane & Co



## Price Guide

£465,000 - £495,000

1 Sparrow Court, Hellingly, East Sussex BN27 1GP

 4 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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A modern family home with everything that you'd need! Nestled on the edge of a sought after modern development, this immaculate four bedroom detached family home enjoys a prominent corner plot position. Designed with family life and entertaining in mind, the heart of the home is a wonderfully social kitchen/breakfast room spanning the rear of the property, ideal for everything from casual family meals to lively gatherings with friends. The homely living room provides a cosy retreat, while a separate study offers a quiet, dedicated space for working from home. Upstairs, four excellent bedrooms provide the perfect layout for a growing family. The master bedroom benefits from its own en-suite shower room, while the stylish family bathroom caters to the remaining bedrooms. A ground floor W/C adds an extra layer of convenience to the morning routine, ensuring no queues for the bathroom. Outside, the garden combines a well kept lawn with a sprawling patio, perfect for BBQs and alfresco dining on warm summer days. Particularly useful is the tandem garage, offering ample space for storage, a home gym or maybe both! This beautifully presented home ticks all the boxes for modern family living and is ready for its next chapter. Don't miss your chance to make it yours.

\* Annual Estate Charge £318.00

\* Information Provided by Seller\*

## Main Features

- Detached Family Home
- 4 Bedrooms
- Bathroom & En-Suite Shower Room and Ground Floor W/C
- Impressive Kitchen/Breakfast Room
- Landscaped Garden
- Tandem Garage

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## Room Sizes

Entrance Hallway  
Cloakroom  
Study - 7' 5" x 6' 6"  
Kitchen/Dining Room - 27' 6" x 10' 3"  
Living Room - 17' 1" x 11' 5"  
Bedroom 1 - 13' 3" x 11' 6"  
En Suite  
Bedroom 2 - 14' 4" x 9' 2"  
Bedroom 3 - 10' 6" x 8' 0"  
Bedroom 4 - 9' 8" x 7' 8"  
Bathroom  
Garage - 22' 11" x 10' 7"

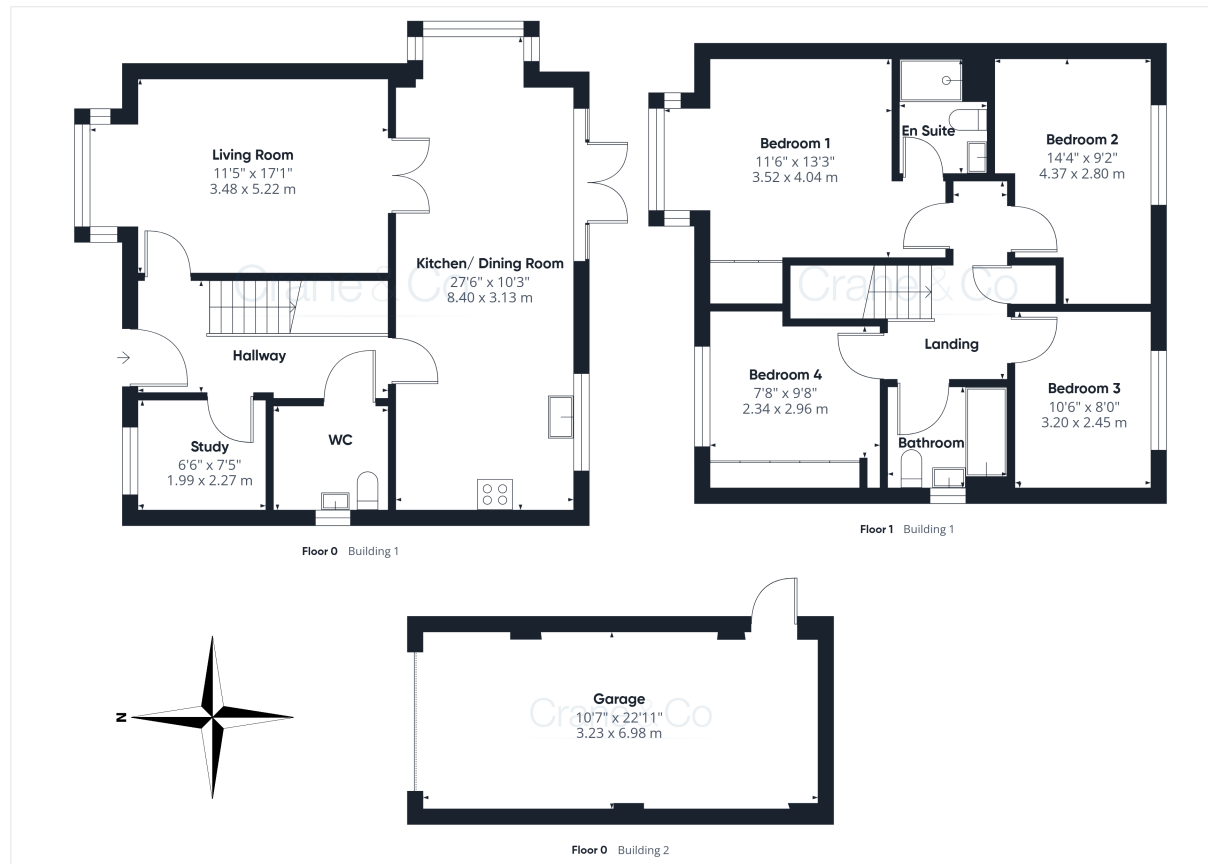
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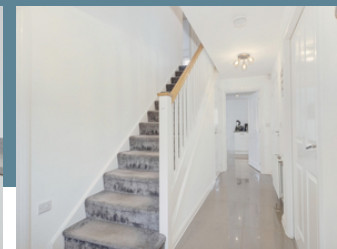


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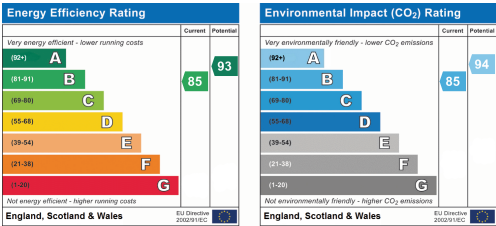
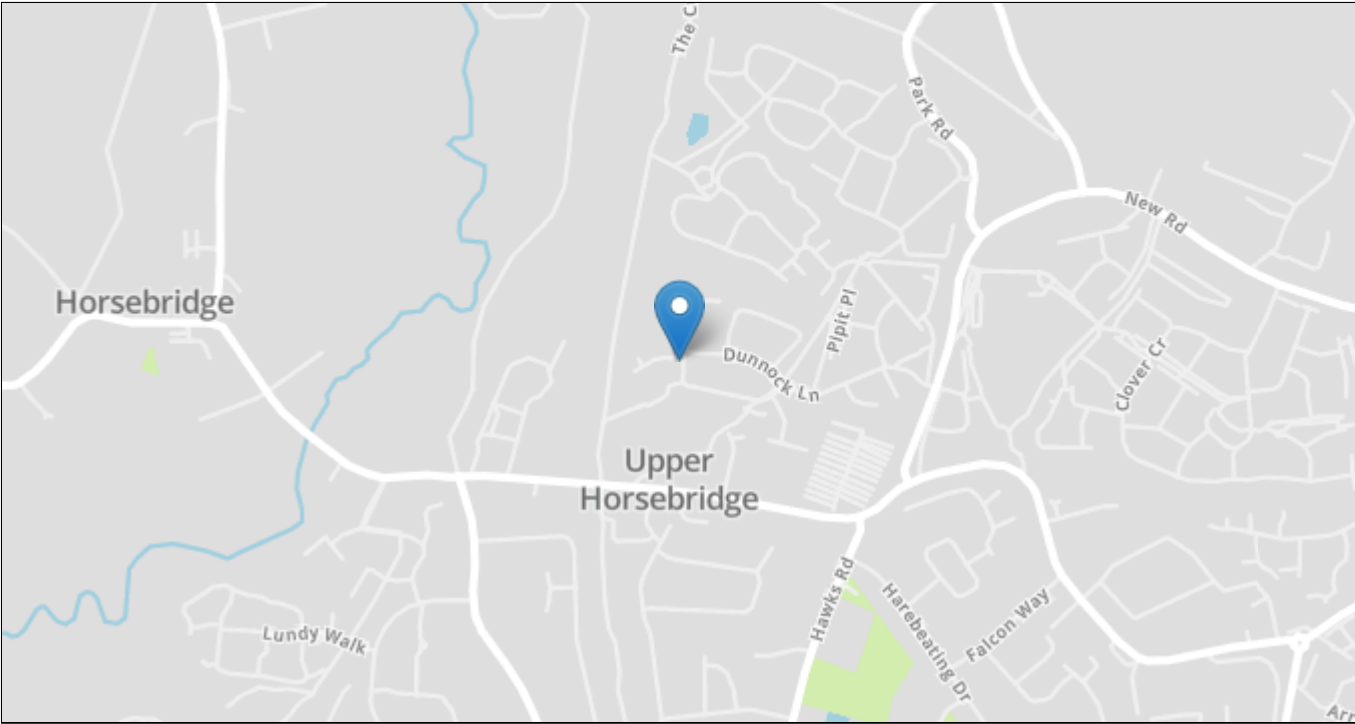
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