

Freehold £310,000

Linnet Lane, Hailsham, East Sussex BN27 1GB



- Two Storey, Semi Detached House
- Two Spacious Bedrooms
- Very Good Energy Efficiency Rating
- Timber Summer house
- Approx. 834 Sqft Gross Internal Area
- Bathroom plus Downstairs WC
- South East Facing Rear Garden
- Two Car Driveway (+ Shared Visitor Parking)

GENERAL DESCRIPTION

This immaculately-presented, semi-detached property has a ground-floor WC just off the entrance hall and a good-sized kitchen with stylish, handle-less units. At the rear is a spacious reception/dining room featuring attractive wood panelling and patio doors that open onto the south-east-facing garden. On the first floor of the house is a large main bedroom plus a second, comfortable, double bedroom and a sleek, modern bathroom. Well insulated walls, roof and floor, high performance glazing and gas central heating all contribute towards a very good energy-efficiency rating. The house has a two-car driveway and the current owners have added a timber summer house to the rear garden plus a covered section of patio. Ofsted list four primary schools within a mile radius, all rated 'Good'. The shopping centre, supermarkets, leisure centre and other amenities of Hailsham town centre can also be reached via local bus or brief cycle ride.

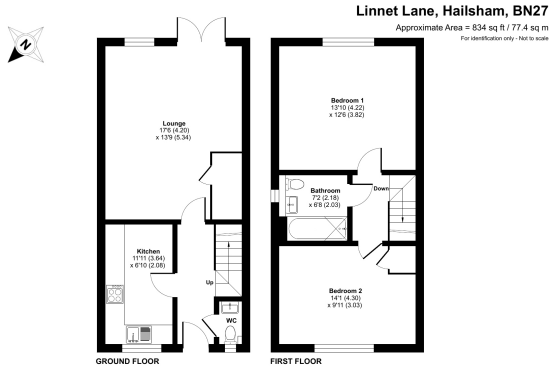
Tenure: Freehold.

Estate Charge: £31.99 per month (subject to annual review).

Council Tax: Band C: Wealden District Council.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



Plan 200 produced in accordance with RICS Property Measurement 2nd Edition. Measurements taken on 15/05/2023. Produced for Urban Moves. Ref: 122220

DIMENSIONS

GROUND FLOOR

Entrance Hallway

W.C.

Kitchen

11' 11" x 6' 10" (3.63m x 2.08m)

Lounge

17' 6" max. x 13' 9" max. (5.33m x 4.19m)

FIRST FLOOR

Landing

Bedroom 1

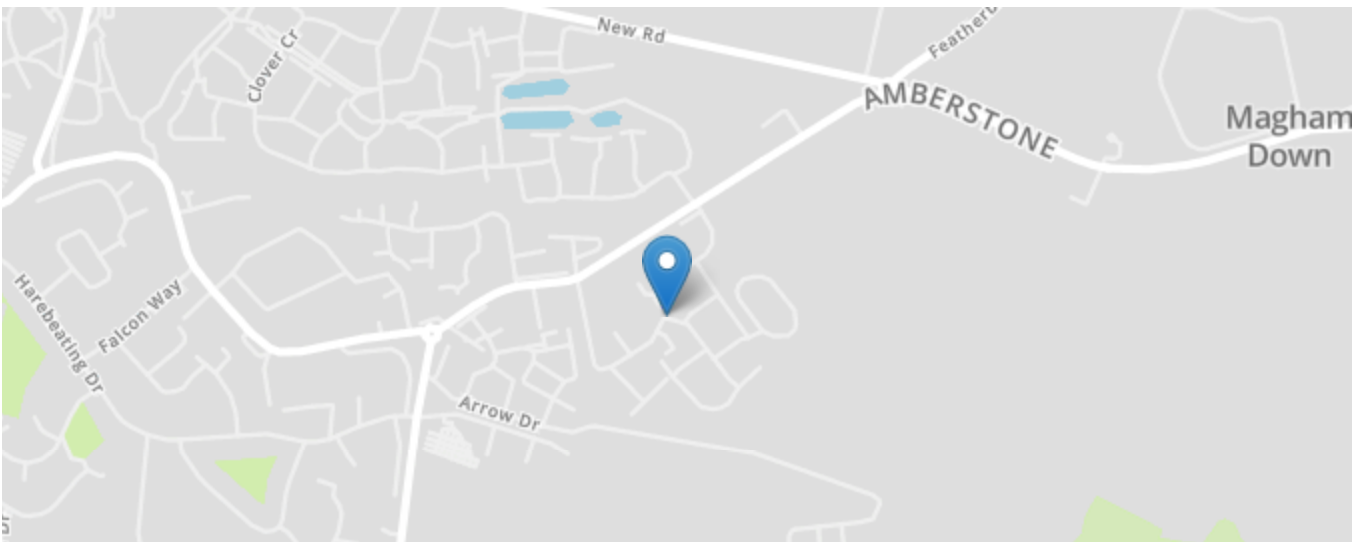
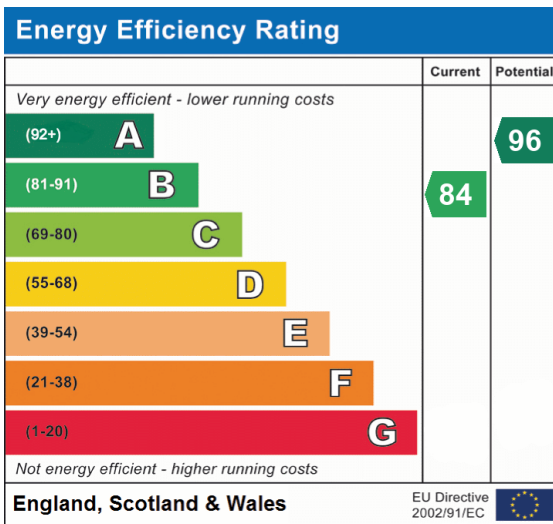
13' 10" x 12' 6" (4.22m x 3.81m)

Bathroom

7' 2" max. x 6' 8" max. (2.18m x 2.03m)

Bedroom 2

14' 1" max. x 9' 11" max. (4.29m x 3.02m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.