


# Crane & Co



## Price Guide

£465,000 - £495,000

52 Clover Crescent, Hellingly, East Sussex BN27 4FJ

 4 Bedroom  2 Bathroom  1 Reception

 01323 440678

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

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Freehold

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A wonderful example of a modern family home. If a modern family home is what you're looking for then this one will surely tick all of your boxes! Situated in a popular modern development, this 4 bedroom detached home is just over a year old and offers the perfect blend of modern living, comfort, and practicality for today's family lifestyle. Step inside to discover a spacious and sociable kitchen/breakfast room that's the heart of the home whilst the separate living room provides a relaxing retreat, perfect for cosy evenings or busy family life. Upstairs, you'll find four well proportioned bedrooms, including a generous master with en-suite shower room, plus a stylish family bathroom. A ground floor W/C adds extra convenience. Outside, there's a lawned garden, great for children to play or for enjoying outdoor dining in the warmer months. A garage and off-road parking complete the package, ensuring that coming and going is a breeze. An excellent home in a thriving community location, ready to move straight into and enjoy.

\*Annual Estate Charge £250

\* Information Provided by Seller\*

## Main Features

- Detached Family Home
- 4 Bedrooms
- Bathroom, en-suite shower room and ground floor w/c
- Garage And Off Road Parking
- Popular Modern Development

## Room Sizes

Entrance Hallway  
Cloakroom  
Utility Room  
Living Room - 24' 7" x 10' 8"  
Kitchen/Dining Room - 24' 7" x 9' 5"  
Bedroom 1 - 13' 0" x 10' 3"  
En Suite  
Bedroom 2 - 12' 6" x 10' 10"  
Bedroom 3 - 11' 9" x 9' 0"  
Bedroom 4 - 11' 8" x 7' 4"  
Bathroom  
Garage - 20' 5" x 10' 8"

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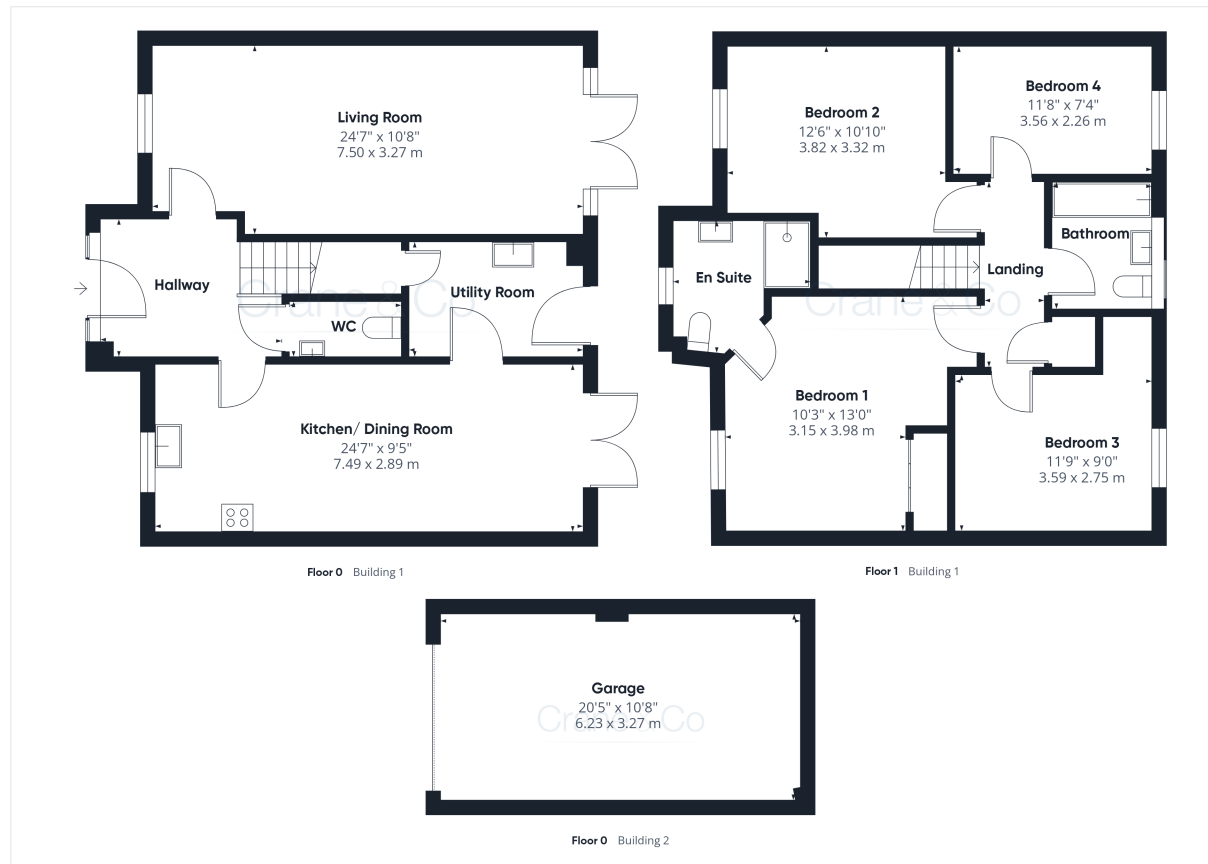
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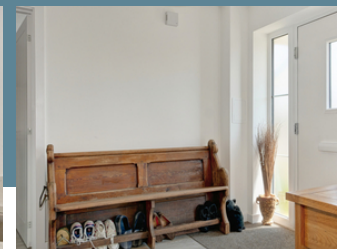
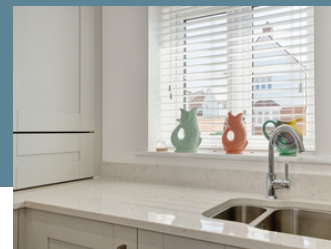
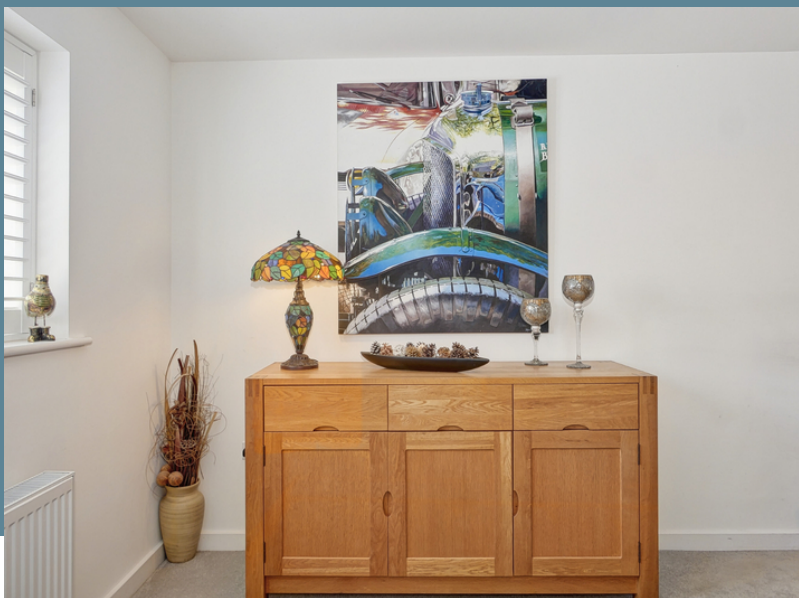


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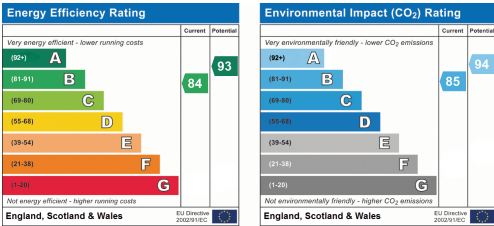
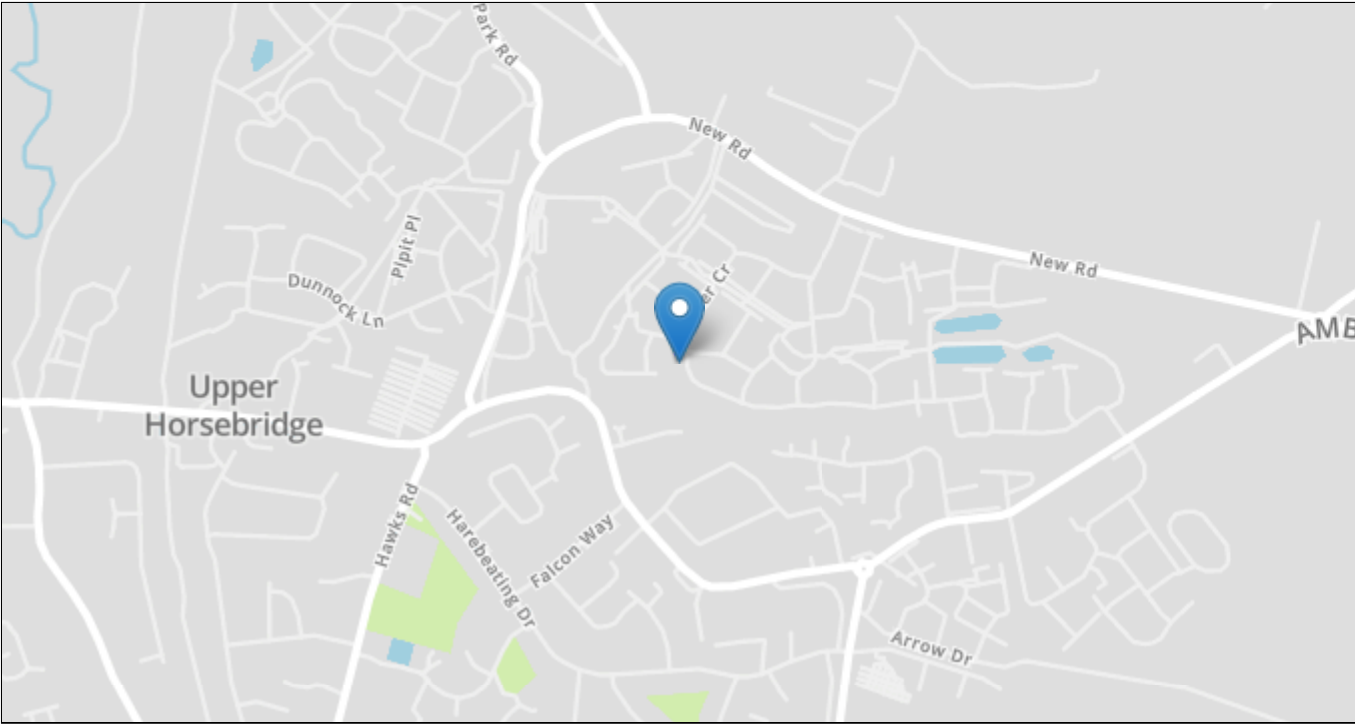
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