

# Crane & Co



## Price Guide

£800,000 - £850,000

182 London Road, Hailsham, East Sussex BN27 3AS

 3 Bedroom  3 Bathroom  2 Reception

 01323 440678

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

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Freehold

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One of the most impressive renovations we've seen, this exceptional chalet bungalow offers far more than first meets the eye, combining a luxury finish with thoughtfully designed and practical living spaces. Inside, the welcoming entrance hall leads you past a contemporary staircase through to the heart of the home, a truly outstanding bespoke kitchen. Finished to an impeccable standard, this space is both stylish and functional, perfect for everyday living and entertaining alike. It flows seamlessly into a substantial utility room, so well equipped it could easily serve as a second kitchen. The living room provides a cosy yet elegant retreat, ideal for relaxing with a book or enjoying a movie night. A dedicated home office is helpful, whilst the ground floor W/C adds further convenience. 3 generous double bedrooms all benefit from their own en-suite with two of them being on the ground ground floor, whilst the impressive principal bedroom with Juliet balcony occupies the first floor. Externally, the property continues to impress. An expansive lawn stretches out to a garden room, currently used as a home gym and games room providing fantastic additional space. A recently constructed larch pergola further enhances the outdoor setting, showcasing the same attention to detail and quality found throughout the home. Set behind electric gates, the property immediately conveys a sense of quality with ample parking to the front and the added benefit of an integral garage. Solar panels and an air source heat pump mean that running costs will be as low as possible. This is an exceptional property where no expense has been spared and a viewing is essential to fully appreciate the craftsmanship, space, and lifestyle on offer.

## Main Features

- Chalet Bungalow
- 3 Bedrooms
- 3 Bathrooms
- Impressive Kitchen/Breakfast Room
- Renovated to an Exceptionally High Standard
- Solar Panels and Ground Source Heat Pump
- Garage and Off Road Parking

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## Room Sizes

Entrance Hallway  
Living Room - 14' 2" x 11' 3"  
Kitchen - 21' 9" x 16' 6"  
Utility Room - 13' 7" x 10' 10"  
Cloakroom  
Study - 10' 5" x 6' 2"  
Bedroom 2 - 15' 6" x 12' 8"  
En Suite  
Bedroom 3 - 15' 8" x 11' 10"  
En Suite  
First Floor  
Bedroom 1 - 16' 6" x 14' 2"  
En Suite  
Outside  
Garage - 12' 10" x 10' 7"

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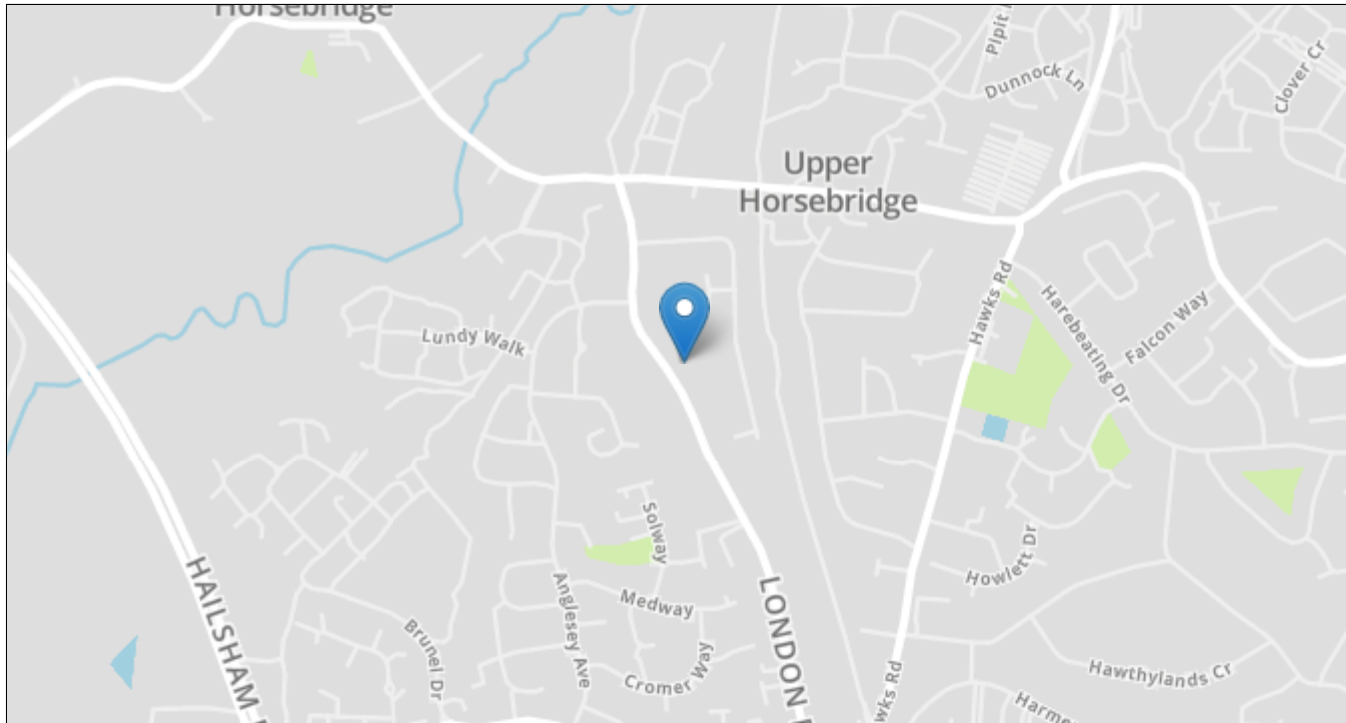
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		77	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		76	77

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