

Crane & Co



Price Guide

£475,000 - £525,000

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

 4 Bedroom  3 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

Price Guide
£475,000 - £525,000

Freehold

 4 Bedroom  3 Bathroom  2 Reception

PRICE GUIDE £475,000 - £525,000

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at craneandco.co.uk (ALL PROVIDED FREE FOR ALL OUR SELLERS)

There's more than meets the eye with this beautiful, Georgian influenced home! Not only is the accommodation exceptional having been extended and modernised throughout, it sits in grounds measuring 1/5th of an acre so if you are looking for a home with a large garden or something with DEVELOPMENT POTENTIAL (subject to the necessary permissions) then this home should be a serious contender! The house boasts an impressive open plan kitchen family room, the perfect space for entertaining and flows seamlessly on to an area of low maintenance patio garden. There is ample more space with a cosy sitting room, utility room and a converted basement that was formally a home cinema but is now being used as a gym. And with 4 double bedrooms, complemented by a family bathroom and 2 en-suite shower rooms, whether you need the space for friends or family, there's sure to be enough. Outside, the majority of the garden is a blank canvas. With direct road access, a garage and off road parking, there's so many options to truly utilise the grounds.

Main Features

- 4 Bedrooms
- Cinema Room/Gym
- Georgian Influenced Detached House
- Impressive Split Level Kitchen/Family Room
- Garage and Off Road Parking
- 1/5 of an Acre With Development Potential.
- Bathroom and 2 Shower Rooms

Room Sizes

Entrance Hallway
Living Room - 12' 4" x 12' 1"
Kitchen - 17' 11" x 10' 3"
Bedroom 2 - 12' 3" x 10' 10"
En Suite Shower Room
Utility Room
Family Room - 23' 5" x 12' 5"
Bedroom 1 - 12' 4" x 12' 0"
En Suite Shower Room
Bedroom 3 - 12' 4" x 10' 10"
Bedroom 4 - 11' 0" x 9' 2"
Bathroom
Gym - 13' 10" x 8' 2"
Garage - 19' 7" x 9' 4"

Crane & Co

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

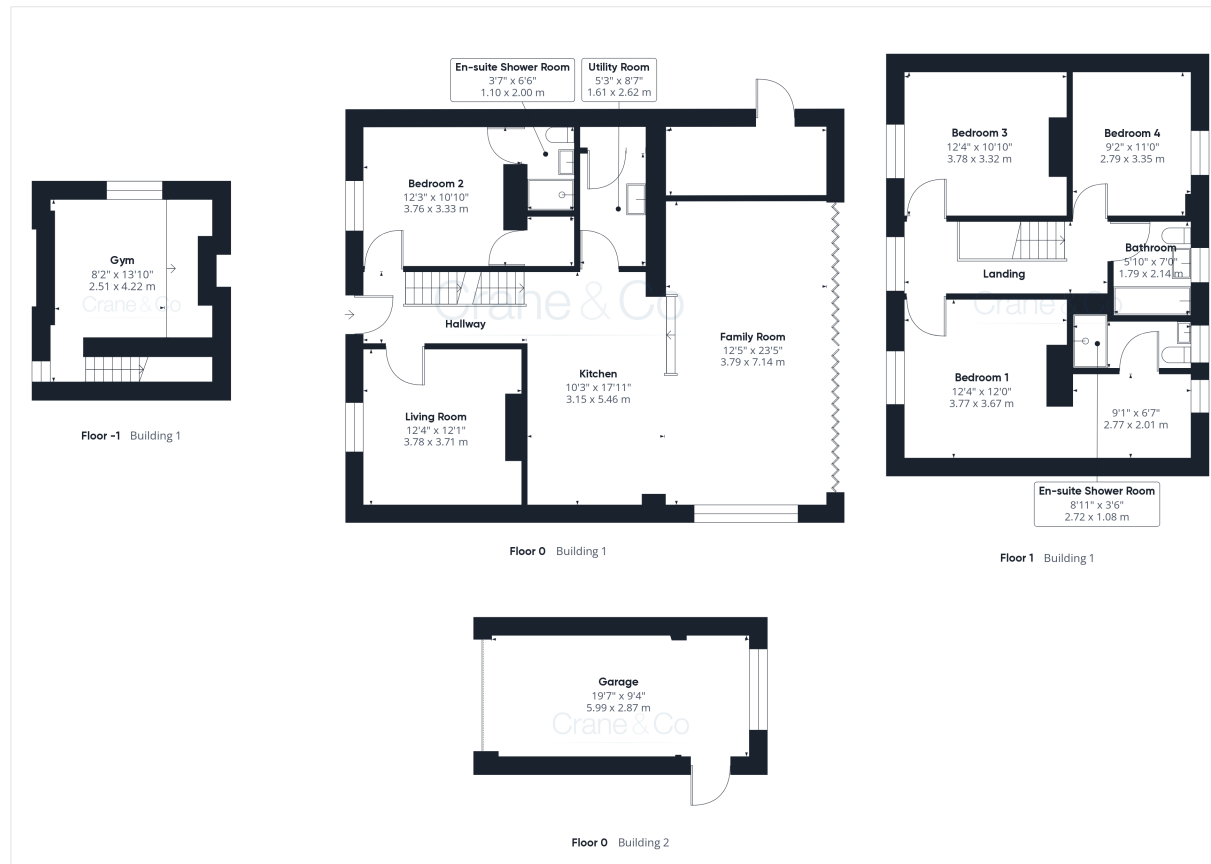
 01323 440678  sales@craneandco.co.uk  craneandco.co.uk

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

Price Guide
£475,000 - £525,000

Freehold

 4 Bedroom  3 Bathroom  2 Reception



Crane & Co

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

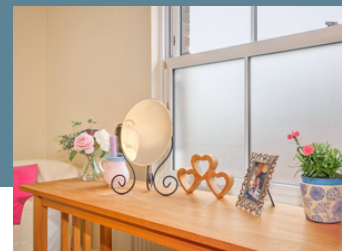
 01323 440678  sales@craneandco.co.uk  craneandco.co.uk



Crane & Co

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk



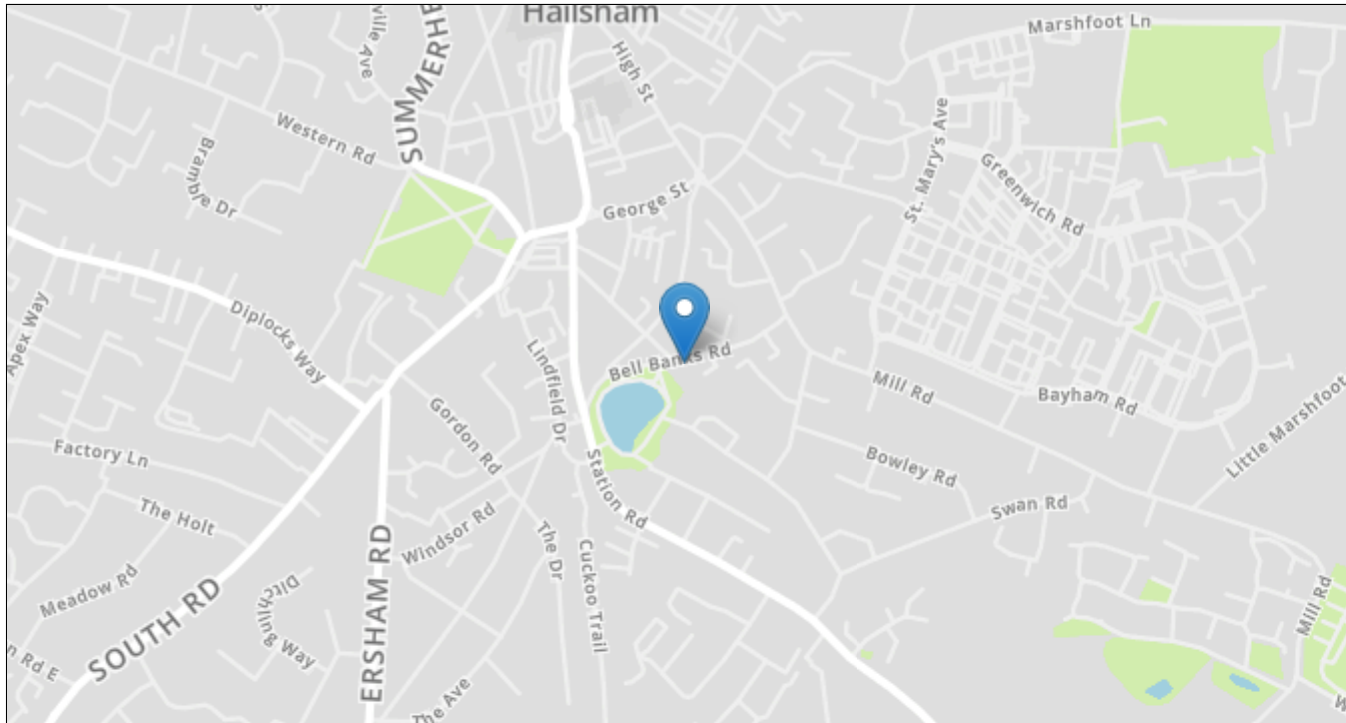
Crane & Co

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

4 Bedroom 3 Bathroom 2 Reception



Price Guide

£475,000 - £525,000

Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Crane & Co

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.