

# Crane & Co



## Price Guide

£315,000 - £335,000

52 Station Road, Hailsham, East Sussex BN27 2DR

 3 Bedroom  1 Bathroom  1 Reception

 01323 440678

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

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Freehold

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WANTING SOMETHING SPECIAL? Then this stunning 3 bedroom family home is the one you should see! This beautiful cottage with its stunning long garden, leafy backdrop with direct access to the Cuckoo Trail and bursting with space inside, will definitely make you want to move in. Picture yourself all snug in the lounge in front of the feature fireplace. The bedrooms are all bright rooms and are arranged over 2 floors. Take a soak in the bath or take a shower in the well-designed bath/shower room. For the evenings and summer days, there's a delightful garden - perfect for a quiet evening drink! Play a game of football with the children, create a vegetable garden and there is even a secret garden at the end! Explore the cuckoo trail or pop across the road to the duck pond or into town for a short stroll; location-wise it's ideal. Driveway parking to the front with electric car charging point just adds to why this house is a must see! Form an orderly queue!

## Main Features

- Semi Detached
- Older Style Home
- 3 Bedooms
- Long Garden
- Direct Access to the Cuckoo Trail
- Driveway Parking
- Electric Car Charging Point

## Room Sizes

Hallway  
Living/Dining Room - 22' 4" x 10' 6"  
Kitchen - 11' 4" x 8' 5"  
First Floor  
Bedroom 1 - 13' 11" x 11' 5"  
Bedroom 3 - 10' 0" x 8' 3"  
Bath/Shower Room  
Second Floor  
Bedroom 2 - 11' 6" x 10' 6"  
Outside  
Driveway  
Rear Garden

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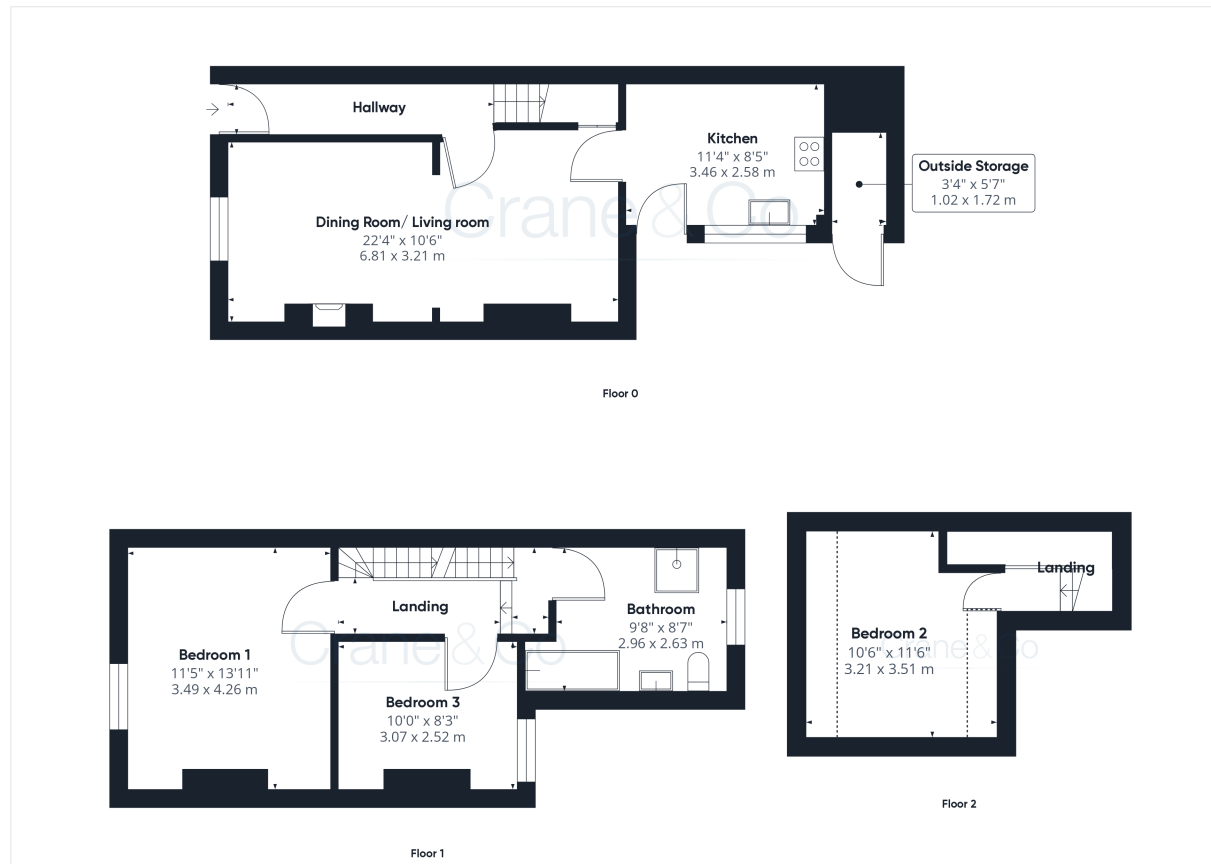
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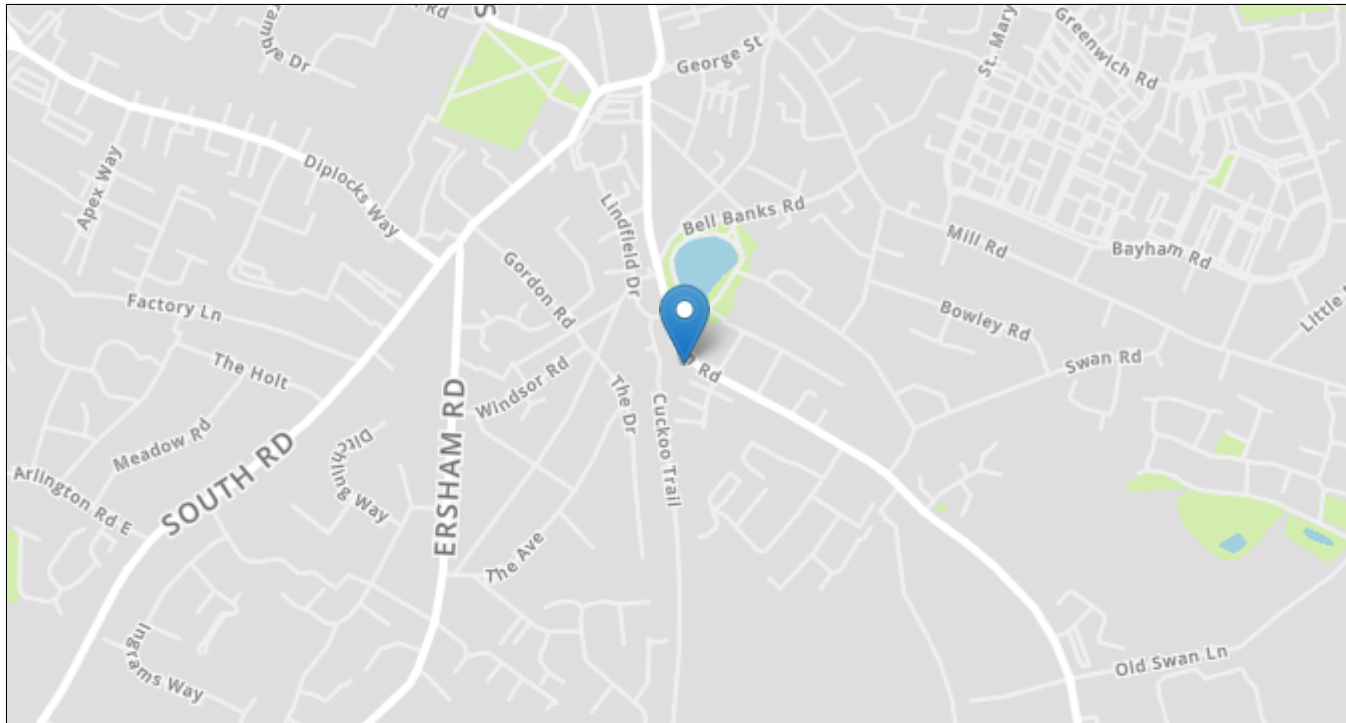
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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