

# Crane & Co



## Price Guide

£450,000 - £485,000

4 Gilbert Way, Hailsham, East Sussex BN27 3TW

 4 Bedroom  2 Bathroom  2 Reception

 01323 440678

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



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Freehold

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Come home at the end of the day to a house that you love! And we're sure you'll love everything about this extended 4 bedroom detached house. Having the perfect blend of space and comfort, its thoughtfully designed and immaculately presented throughout. At the heart of the home is a large kitchen/breakfast room spanning the full width of the house. With modern fittings, it's a fantastic space for the hustle and bustle of family life. This opens up in to the conservatory as well as the versatile study/snug, cleverly created from the rear section of the original garage. The living room is warm and homely, a perfect room for Christmas morning. Upstairs, the principle bedroom sits within the side extension and is impressively spacious, complete with a generous en-suite shower room. The remaining three bedrooms are served by a beautifully appointed family bathroom, finished to a high standard in addition to a ground floor W/C. Outside, the rear low maintenance garden is perfect for busy lifestyles. Artificial grass keeps gardening to a minimum while still offering a lovely space to relax, play, or entertain. At the front, the remaining section of the garage provides valuable storage, and the driveway offers two parking spaces, just as you would expect from a home of this calibre. Impeccably extended and thoughtfully arranged, this property is ready to welcome its next family.

\* Annual Maintenance Charge £17

\* Information Provided by Seller\*

## Main Features

- Detached House
- 4 Bedrooms
- Extended
- Conservatory
- Ample Parking
- Low Maintenance Garden

## Room Sizes

Entrance Hallway  
Cloakroom  
Living Room - 17' 0" x 12' 11"  
Kitchen - 19' 6" x 11' 11"  
Snug - 12' 9" x 9' 3"  
Conservatory - 15' 2" x 7' 2"  
Bedroom 1 - 18' 0" x 10' 3"  
En Suite  
Bedroom 2 - 13' 8" x 12' 8"  
Bedroom 3 - 11' 11" x 9' 8"  
Bedroom 4 - 8' 8" x 6' 9"

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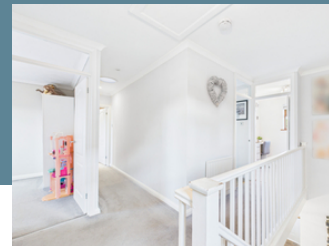
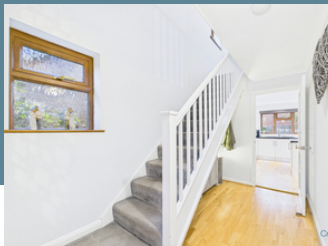


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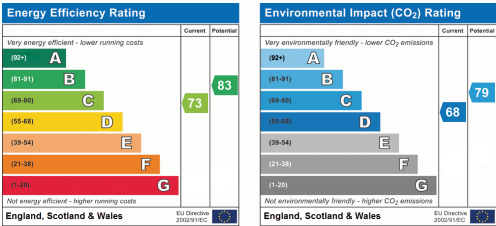
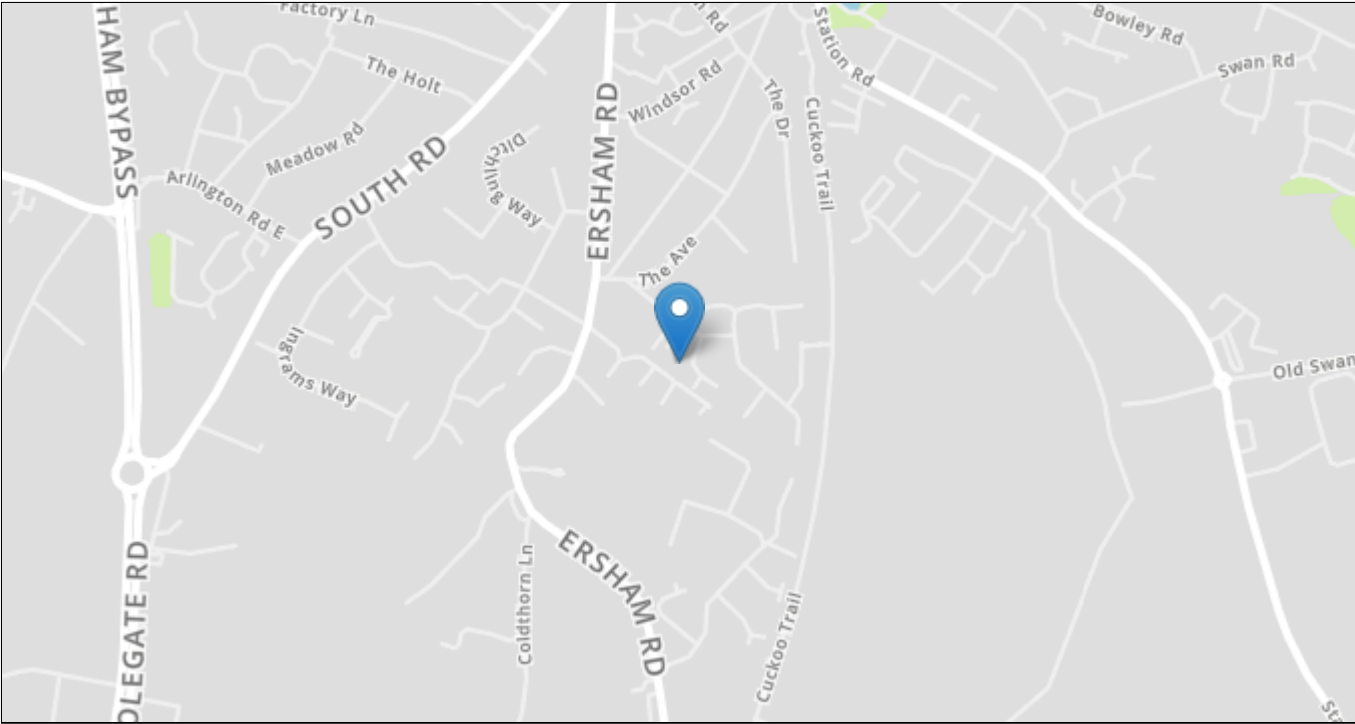
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