

# Crane & Co



## Price Guide

£450,000 - £485,000

23 Bellbanks Road, Hailsham, East Sussex BN27 2AJ

🏠 4 Bedroom 🚿 3 Bathroom 📄 2 Reception

📞 01323 440678

✉️ sales@craneandco.co.uk

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Freehold

 4 Bedroom  3 Bathroom  2 Reception

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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
- 1/5 of an Acre With Development Potential.
- Impressive Split Level Kitchen/Family Room
- Garage and Off Road Parking
- 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"

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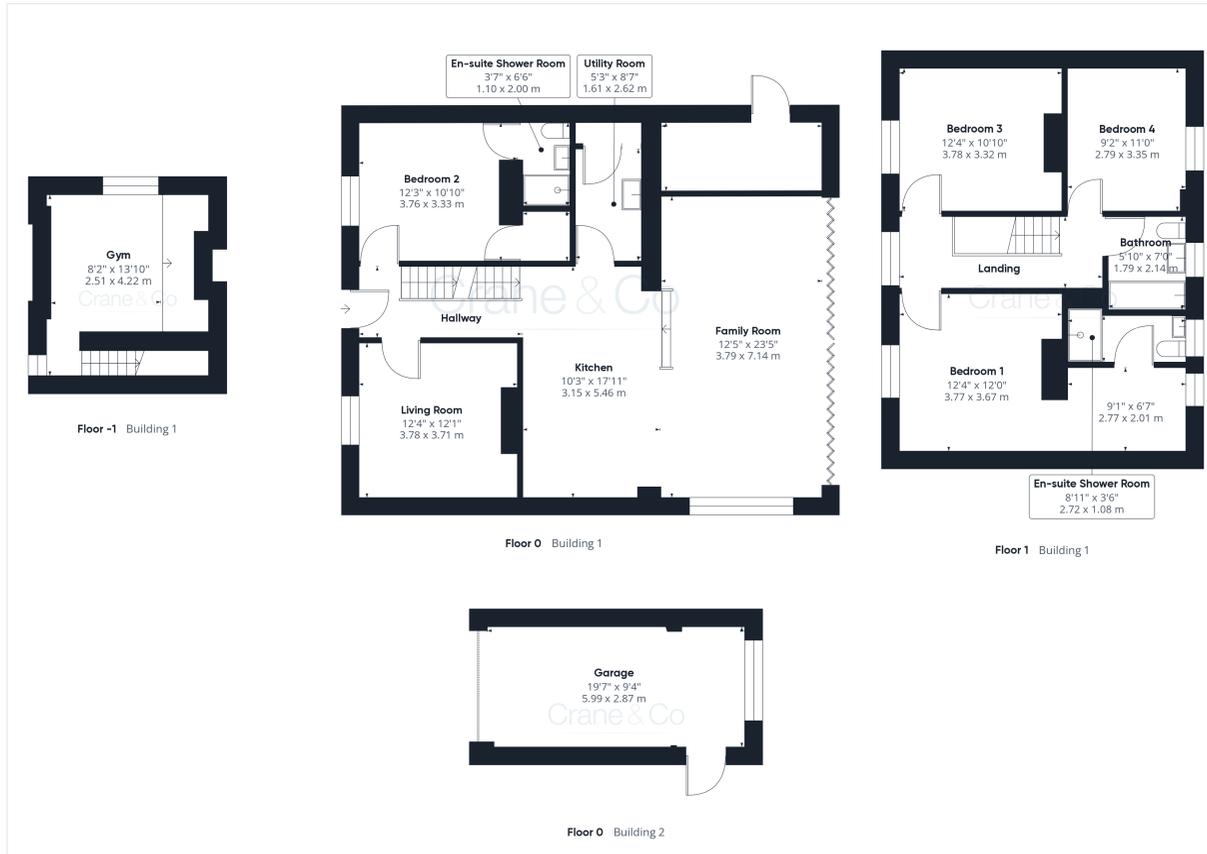
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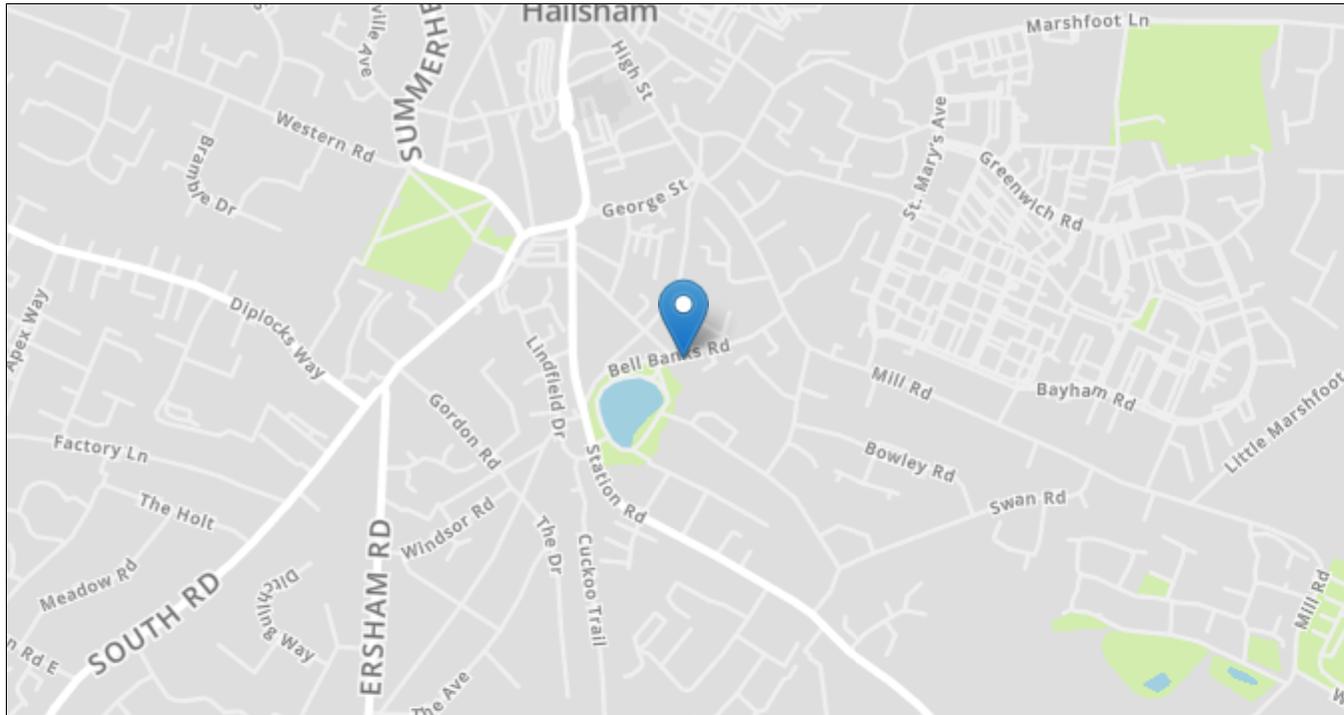
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4 Bedroom 3 Bathroom 2 Reception



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		63	81
England, Scotland & Wales			
EU Directive 2002/91/EC			

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