

# Crane & Co



PRICE

£325,000

31 Hedley Way, Hailsham, East Sussex BN27 3FZ

 3 Bedroom  2 Bathroom  1 Reception

 01323 440678

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

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Freehold

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

STUNNING FAMILY HOME! This delightful home, with its tremendously bright, well-proportioned interior layout awaits. This charming property shines with light at every turn. Drop your bags, it's ready to move in and put the kettle on. Modern elegant lifestyle awaits you in this 3 bedroom family home, spanning over 3 floors. Downstairs sits a beautiful, chef-friendly, integrated kitchen/breakfast room, while the contemporary living/dining room is sure to become the 'heart of the home'. It's a great space for family and friends to gather and opens onto the pretty garden beyond. Nearby, the kids will have all the space they could ever dream about and meet their friends with play parks and open spaces just around the corner. The morning rush will be made much easier with having the family bathroom and en-suite. With allocated parking and visitors parking, this really is a home that ticks all the boxes... And it's ready to go - the vendors have found their next home so it's all go, go, go!

\* Annual Service Charge £228

\* Information Provided by Seller

## Main Features

- Lovely Family Home
- 3 Bedrooms
- Spanning Over 3 Floors
- Parking
- En-suite Shower Room
- Immaculate & Well Presented
- Visitors Parking
- Vendor Suited

## Room Sizes

Entrance Hall  
Cloakroom  
Kitchen/Breakfast Room - 16' 0" x 6' 2"  
Living/Dining Room - 15' 0" x 13' 0"  
Landing  
Bedroom 2 - 12' 10" x 12' 0"  
Bedroom 3 - 11' 0" x 6' 3"  
Bathroom  
landing  
Bedroom 1 - 13' 0" x 12' 10"  
En-suite Shower Room  
Outside  
Front Garden  
Parking  
Rear Garden

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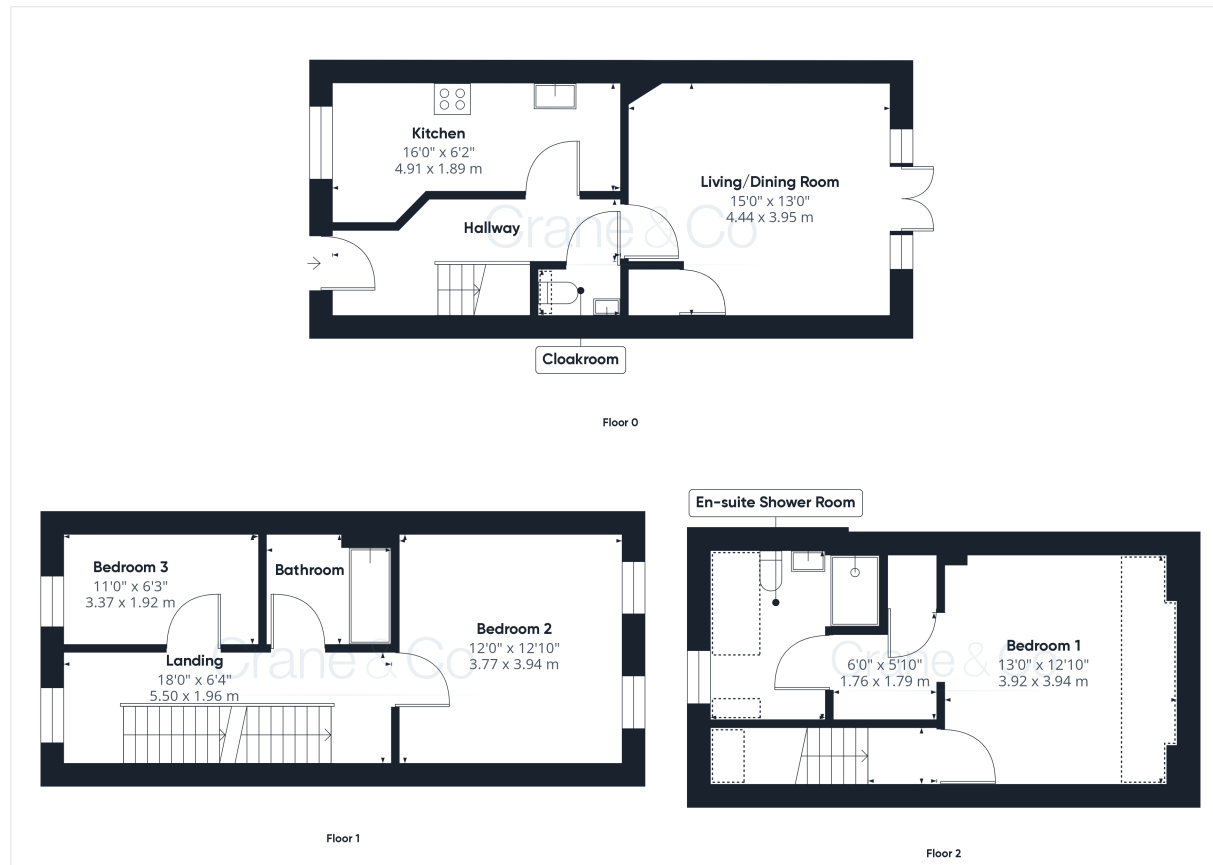
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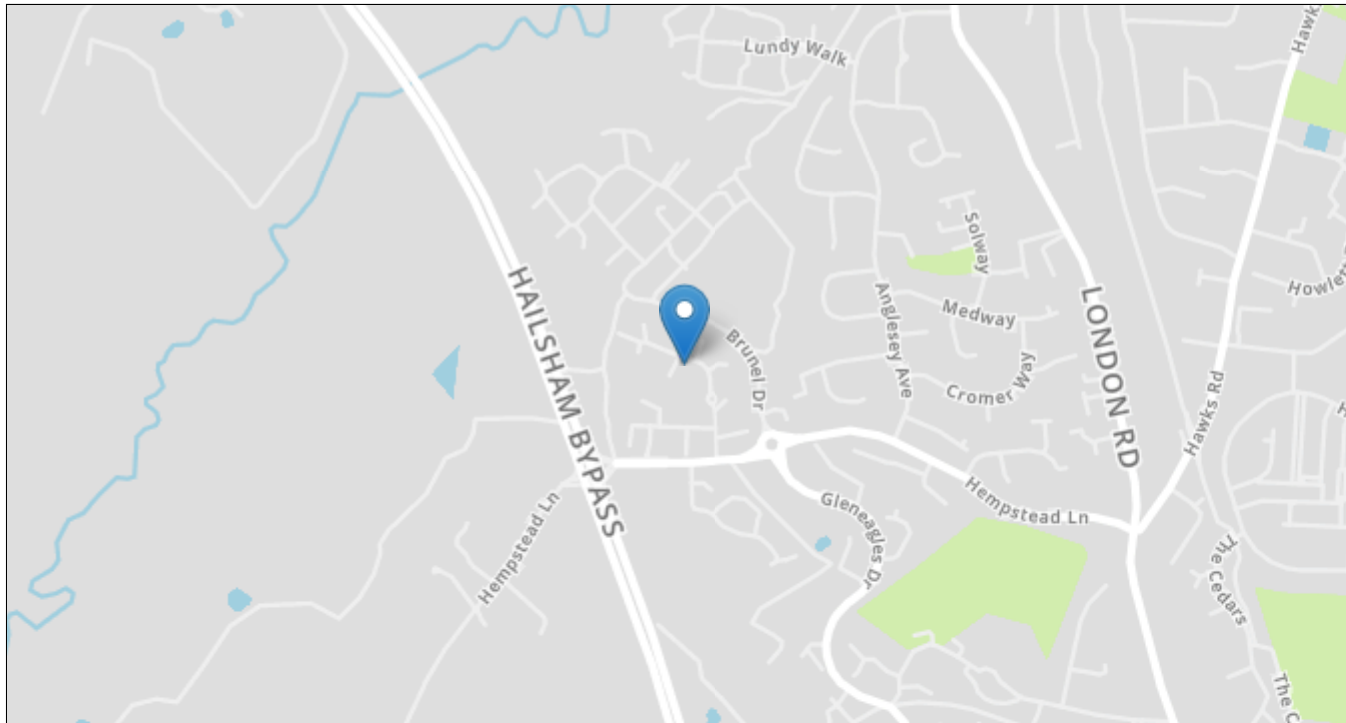
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	89
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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