

Freehold £420,000

Skylark Drive, Hailsham, East Sussex BN27 1GT



- Two Storey, Three Bedroom, Detached House
- Reception plus Large Kitchen/Dining Room
- Very Good Energy Efficiency Rating
- Garden plus Side Lawn
- Approx. 1325 Sqft Gross Internal Area
- Bathroom, Shower Room and Downstairs W.C.
- Balcony
- Two Parking Spaces (+Shared Visitor Spaces)

## GENERAL DESCRIPTION

This recently-constructed, double-fronted property has a cloakroom just off the entrance hall, a twenty-foot, dual-aspect reception room and a large kitchen/dining room with breakfast bar, handle-less units and integrated appliances. Upstairs, two of the bedrooms also benefit from windows on two sides and all three are good-sized doubles with fitted/built-in storage. There is an attractive, naturally-lit bathroom plus an en-suite shower room. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system all contribute towards a very good energy-efficiency rating. To the side of the house is a garden, with patio and lawn, and the rear gate allows easy access to the two parking spaces. Hailsham town centre is only a few minutes drive away and can also be reached via brief bus or bike ride. Ofsted list four primary schools within a mile radius of Skylark Drive, all rated 'Good'.

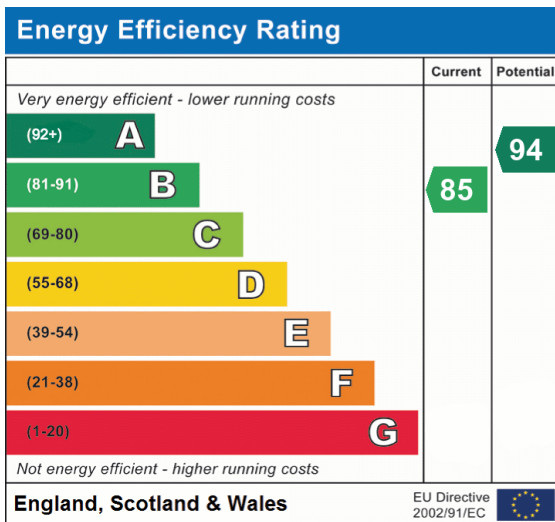
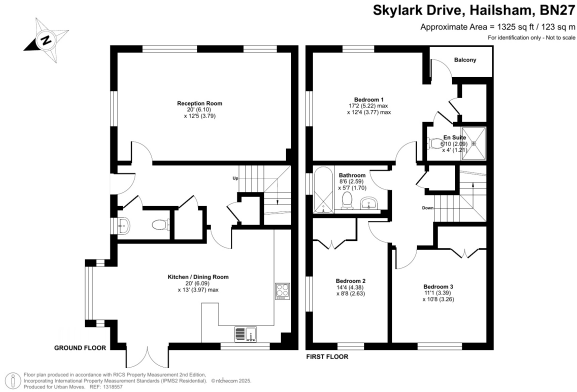
**Tenure:** Freehold.

**Estate Charge:** £39.34 per month (subject to annual review).

**Council Tax:** Band E, Wealden District Council.

**Please Note:** This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the freehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



## DIMENSIONS

### GROUND FLOOR

#### Entrance Hall

#### W.C.

#### Reception Room

20' 0" x 12' 5" (6.10m x 3.78m)

#### Kitchen / Dining Room

20' 0" x 13' 0" max. (6.10m x 3.96m)

#### Garden

### FIRST FLOOR

#### Landing

#### Bedroom 1

17' 2" max. x 12' 4" max. (5.23m x 3.76m)

#### En-Suite Shower Room

6' 10" x 4' 0" (2.08m x 1.22m)

#### Balcony

#### Bedroom 2

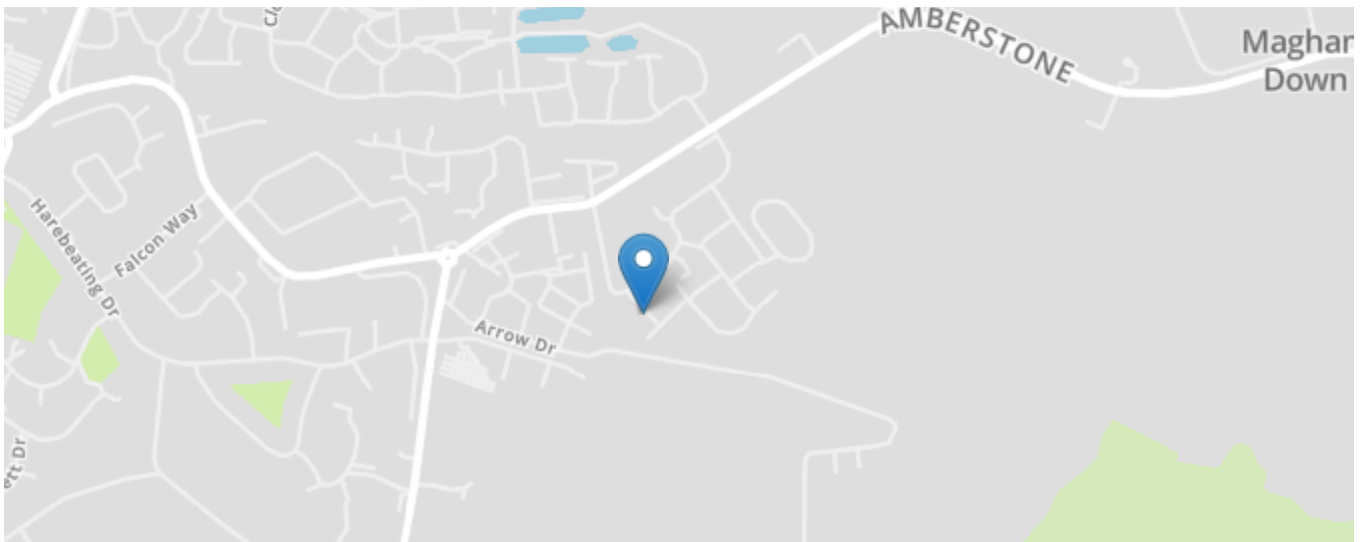
14' 4" x 8' 8" (4.37m x 2.64m)

#### Bedroom 3

11' 1" x 10' 8" (3.38m x 3.25m)

#### Bathroom

8' 6" x 5' 7" (2.59m x 1.70m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.