



Price Guide

£290,000 - £310,000

92 Trefoil Road, Hellingly, East Sussex BN27 4FS

🏠 2 Bedroom 🚿 1 Bathroom 📺 1 Reception



Crane & Co

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Freehold

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Room Sizes

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

Be prepared to be captivated by this cool, calm and sophisticated 2 double bedroom home with a youthful edge. The modern gloss kitchen will inspire you to get creative whilst the lounge/diner is where you will likely spend most of your time and it's a great space for entertaining when you have visitors. The outlook onto the garden lets the light flood in, a lovely space to relax after a long day at work. The larger than average garden is the place for the summer BBQ's or evening drinks and has plenty of space for the children to play - it's like having another room in the summer months! Upstairs, there is a modern bathroom and the two bedrooms here are a super size and both can fit double beds in. It's great location gives this home enormous appeal, along with the allocated parking to the front of the house. It's a must see and we can't wait to show you around....

* Annual Service Charge £220

* Information Provided by Seller*

Main Features

- Semi-detached Family Home
- 2 Double Bedrooms
- Remaining NHBC Guarantee
- Living/Dining Room
- Large Garden
- 2 Allocated Parking Spaces
- CHAIN FREE

Hallway
 Cloakroom
 Kitchen - 11' 9" x 6' 5"
 11' 9" x 6' 5" (3.58m x 1.96m)
 Living Room - 14' 7" x 13' 9"
 14' 7" x 13' 9" (4.45m x 4.19m)
 Landing
 Bedroom 1 - 13' 9" x 10' 6"
 13' 9" x 10' 6" (4.19m x 3.20m)
 Bedroom 2 - 13' 9" x 8' 5"
 13' 9" x 8' 5" (4.19m x 2.57m)
 Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(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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