

# Crane & Co



## Price Guide

£700,000- £750,000

Provence, Western Road, Hailsham, East Sussex BN27 3EW

 4 Bedroom  3 Bathroom  1 Reception

 01323 440678

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



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Freehold

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Built to an exceptional quality, everything has been thought of in this wonderful detached home! Being just over a year old, there's so much about this house that will wow you. The styling is sublime and the space on offer is equally impressive. The moment that you walk through the door this becomes apparent in the large entrance hall from which the principle rooms branch off. The kitchen/breakfast room is stunning and is the perfect hub of the house. Whether you're enjoying breakfast with the bi-fold doors thrown back or you have everyone around for Christmas dinner by the wood burner, you can't not love this room. The living room is equally as homely and the utility room and ground floor W/C are essential in a family home of this size. The sweeping staircase takes you upstairs where the 4 double bedrooms can be found. The master bedroom boasts a well designed dressing area as well as a luxury en-suite whilst bedroom 2 also enjoys its own en-suite leaving the 2 remaining double bedrooms to be served by the family bathroom. Outside, the quality of this home is equally apparent. An impressive lawned garden (with its own putting green!) is home to a wonderful garden room which needs to be seen to be believed! With its own bar, a w/c, and undercover patio, its the perfect place to enjoy those long summer evenings. An integral garage and parking for several cars mean that everything really has been thought of with this high quality home. It truly is a home for all seasons!

Chain Free

\*Private Road Charge - £10 Per Car Per Annum

The house is sold with a 10 year Build Zone insurance valid until December 2033.

\*Information Provided by Seller\*

## Main Features

- Modern Detached House
- 4 Double Bedrooms
- Impressive Kitchen/Family Room
- Wonderful Garden with Bar
- Garage and Ample Off Road Parking
- Large Entrance Hall

## Room Sizes

Entrance Hall  
Cloakroom  
Utility Room - 12' 1" x 5' 11"  
Living Room - 18' 0" x 16' 2"  
Kitchen/Dining Room - 28' 5" x 18' 0"  
Bedroom 1 - 16' 3" x 13' 8"  
En Suite Shower Room  
Bedroom 2 - 16' 4" x 13' 8"  
En Suite Shower Room  
Bedroom 3 - 18' 0" x 9' 4"  
Bedroom 4 - 17' 11" x 9' 4"  
Bathroom  
Outside  
Garage - 17' 9" x 10' 10"  
Bar - 14' 7" x 14' 4"

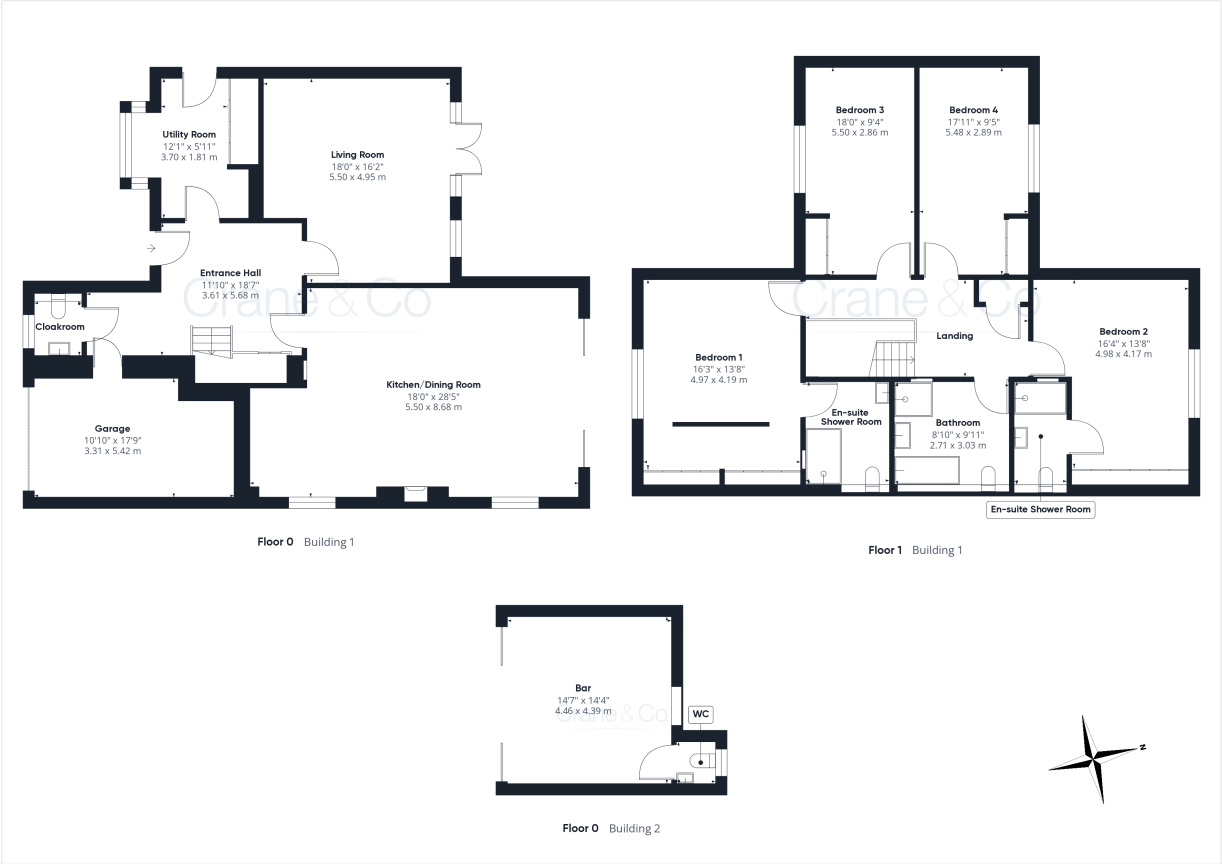
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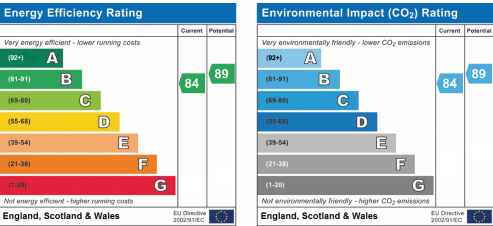
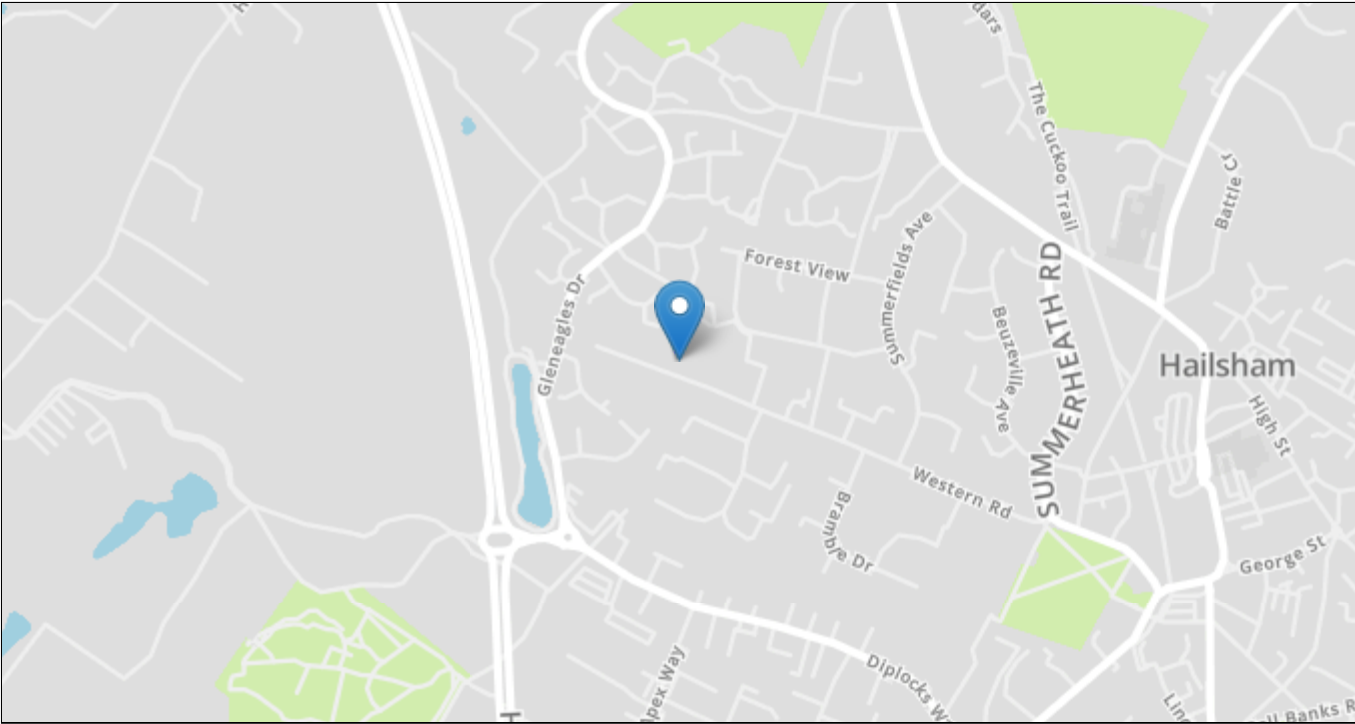
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