

Crane & Co



Price Guide

£315,000 - £345,000

41 Reef Way, Hailsham, East Sussex BN27 1FB

 3 Bedroom  2 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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Tucked away in a peaceful and popular modern development, just a short stroll from the heart of Hailsham town centre, this attractive tile hung 3 bedroom semi detached home perfectly blends contemporary style with a touch of character. From the moment you step inside, you'll appreciate the thoughtful layout. The heart of the home is the bright and spacious kitchen/breakfast room, ideal for both morning coffee or hosting Christmas dinner. A separate living room offers a cosy retreat, while the versatile study is perfect for working from home or maybe even using as a snug. A convenient ground floor W/C adds to the practicality of this home. Upstairs, you'll find 3 bedrooms, including a generous principal bedroom with its own en-suite shower room and the family bathroom completes the upper floor. Outside, the low-maintenance patio garden is perfect for alfresco dining or simply unwinding whilst the garage provides useful storage or parking in addition to an allocated parking space. With its smart design, modern finishes, and characterful appearance, this house is a home to be proud of.

* Annual Service Charge £322

* Information Provided by Seller*

Main Features

- Semi-Detached House
- 3 Bedrooms
- Bathroom, En-Suite Shower Room and Ground Floor W/C
- Garage

Room Sizes

Entrance Hall
Cloakroom
Study - 5' 4" x 4' 10"
Living Room - 16' 7" x 11' 3"
Kitchen/Dining Room - 18' 6" x 9' 0"
Bedroom 1 - 11' 7" x 9' 7"
En Suite
Bedroom 2 - 10' 9" x 8' 10"
Bedroom 3 - 8' 1" x 6' 7"
Bathroom

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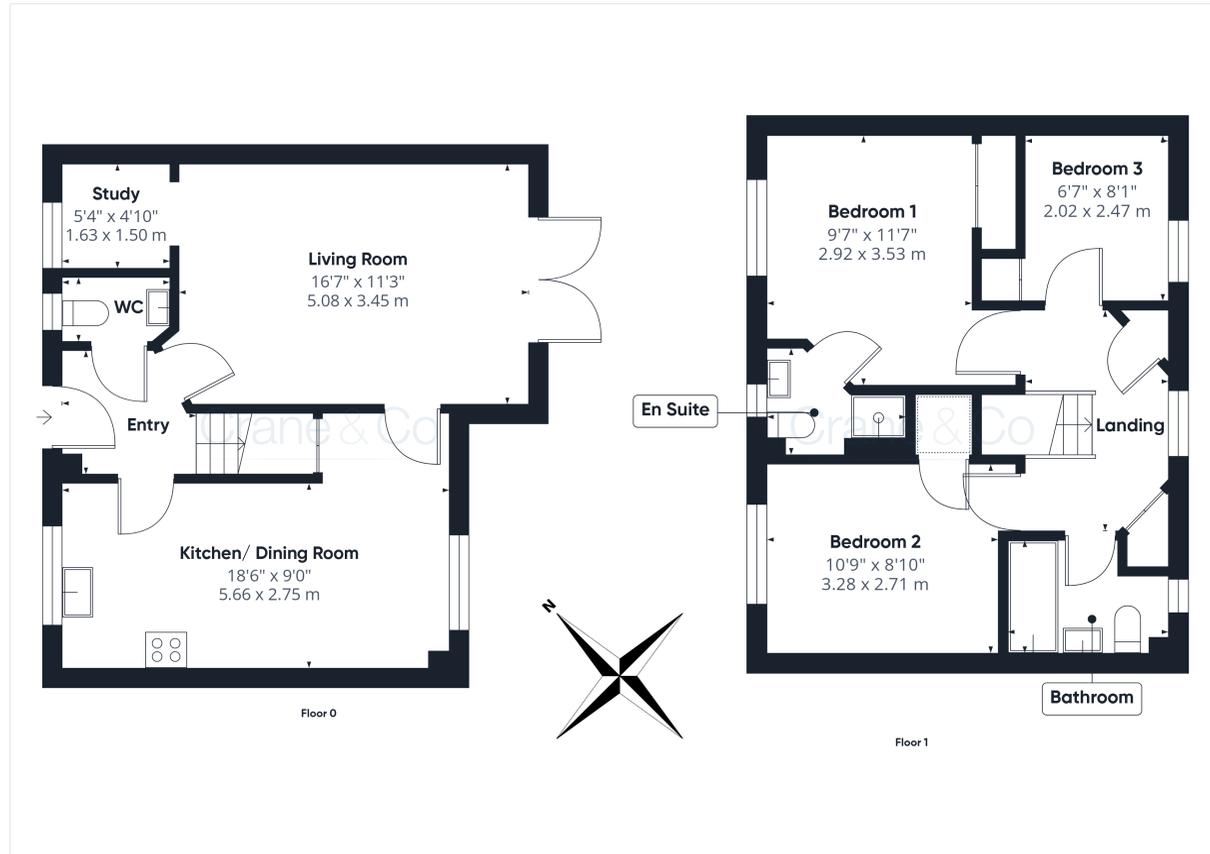
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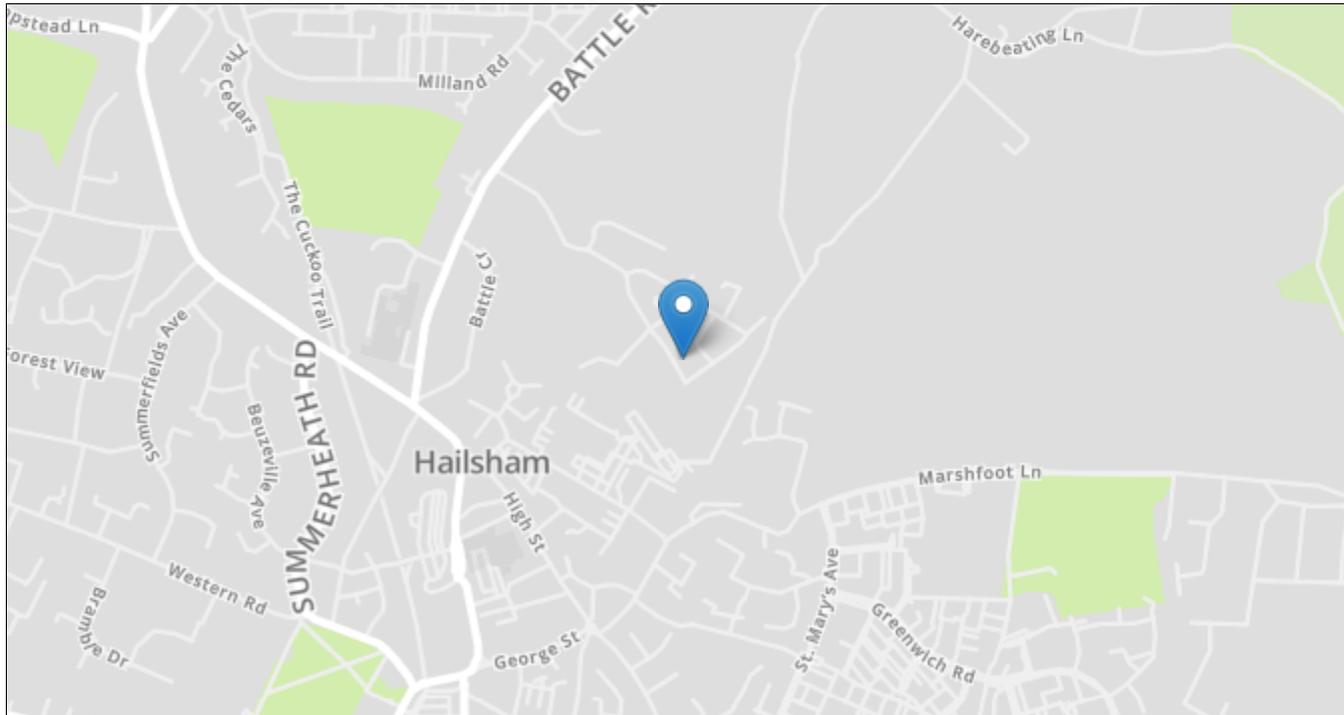
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
80	84	82	83

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