

Crane & Co



Price Guide

£360,000 - £385,000

18 Reid Crescent, Hellingly, East Sussex BN27 4DG

🏠 5 Bedroom 🚿 2 Bathroom 📺 2 Reception

📞 01323 440678

✉️ sales@craneandco.co.uk

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Freehold

 5 Bedroom  2 Bathroom  2 Reception

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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)

This fantastic family home offers spacious living over 3 floors. With the ground floor boasting a kitchen/diner with an additional family space ideal for a play room for the little ones or a home office. On those warmer days you can swing open the patio doors onto your landscaped low maintenance garden. On the first floor sits a super sized master bedroom with an en-suite and also a cosy living room that is a perfect place to retire in of an evening complete with built in media wall and feature fireplace. The top floor boasts another 3 bedrooms and a family bathroom, there's so much space for all the family. Don't forget about the garage and driveway along with the beautiful ancient woodland that is right on your doorstep!...

*Annual Estate Charge - £187

Please be advised charges provided by Vendor

Main Features

- 4/5 Bedrooms
- Town House
- Roebuck Park Development
- Garage & Driveway
- En-suite Shower Room
- Landscaped Garden
- 2 Reception Room

Room Sizes

Entrance Hall
Cloakroom
Family Room/Bedroom 5 - 9' 4" x 6' 7"
Kitchen/Dining Room - 18' 1" x 11' 1"
First Floor
Living Room - 14' 0" x 11' 5"
Bedroom 1 - 12' 1" x 9' 8"
En-suite Shower Room
Second Floor Landing
Bedroom 2 - 14' 0" x 8' 6"
Bedroom 3 - 12' 7" x 6' 10"
Bedroom 4 - 9' 1" x 6' 11"
Bathroom
Outside
Front Garden
Driveway
Garage - 17' 4" x 8' 6"
Rear Garden

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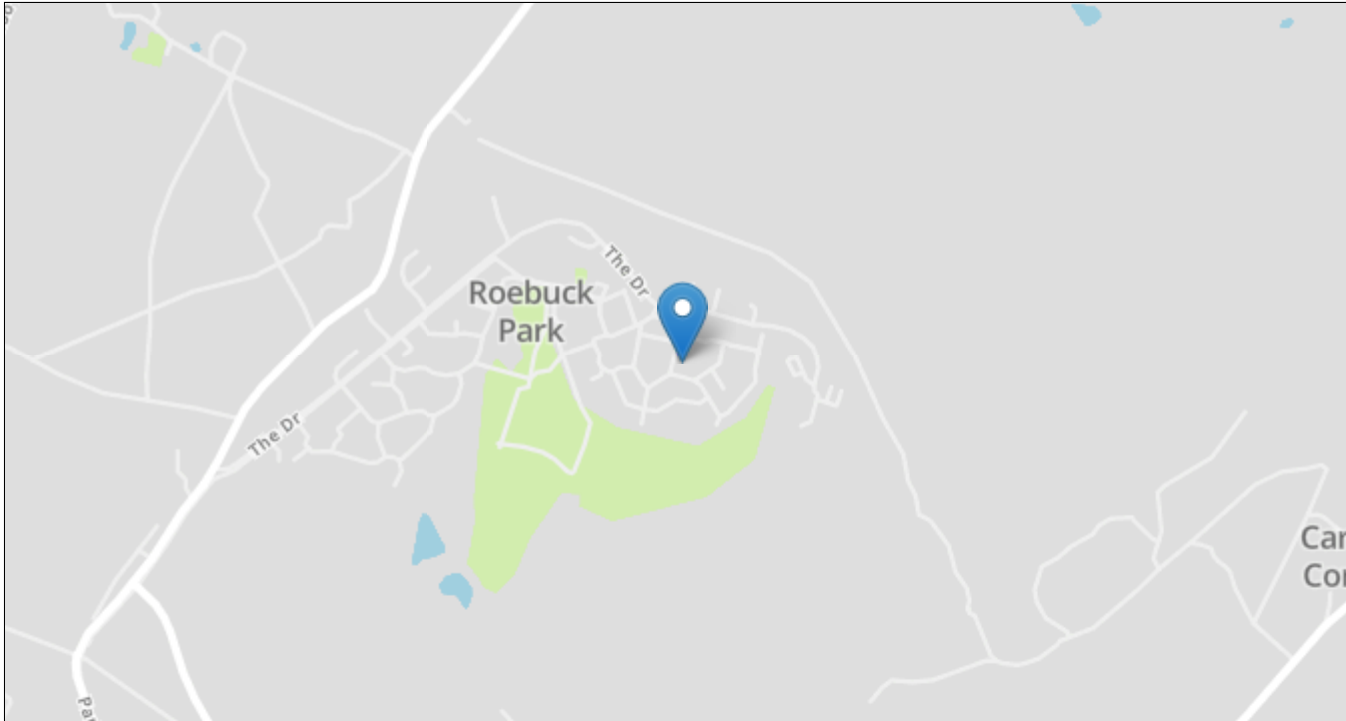
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C	80	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales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

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