



**HOME + CASTLE**  
ESTATE AGENTS

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## Greenfields, Hailsham, BN27 3UL

Freehold | House - Detached | 4 Bedrooms

A beautifully presented four bedroom detached home that has been tastefully updated and offers high quality fixtures and fittings. The ground floor accommodation is ideally laid out with optional open plan living - a fully equipped kitchen diner with breakfast bar, dining space and sliding double doors through to living room which has a cosy log burner. Double driveway, en suite master bedroom and landscaped rear garden are further attributes of this home.

**FOR SALE**  
**FREEHOLD**  
**£440,000**

### Location

The property is perfectly positioned on the outskirts of Hailsham, less than a mile away from the High Street. The A22 is easily accessed as well providing excellent transport links to Eastbourne, or in the other direction towards London. Hailsham is an expanding market town with schools for all ages, facilities as well as a High Street with independent shops plus a Costa, Tesco and Waitrose.

### Approach

The brick driveway offers space for two vehicles and leads up to the front door. To the side there is a garden area with mature shrubs and is bordered by mid height fencing.

### Entrance Hall

A double glazed uPVC door opens into the spacious hallway which has under stairs storage cupboard, laminate flooring, radiator and stairway.

### Cloakroom

Fitted with a toilet and a basin with storage beneath. Ladder radiator, ceiling light and tiled flooring. Double glazed window with obscured glass.

### Kitchen Diner 24'6" x 8'8" (7.48 x 2.66)

An ideal family social space that has been created and fitted with a fully equipped kitchen, breakfast bar plus dedicated dining area. The kitchen cabinetry has been finished with a dark grey gloss doors, complementary solid wood worktop. Integrated appliances include oven, four ring gas hob, extractor, eye level microwave oven and dishwasher. The under counter fridge and freezer are set beneath the breakfast bar. The room has zoned lighting with pendant lights over the seating areas, under counter kitchen lighting as well as inset ceiling lights. It is a dual aspect space with double glazed windows to the front and rear aspects. A uPVC door from the kitchen allowing access to the side passageway.

### Living Room 13'8" x 12'7" (4.17 x 3.84)

The laminate flooring continues through the sliding doors to the cosy lounge space, complete with wood burner. Fully glazed patio doors open to the rear garden. Ceiling lighting and powerpoints.

### Utility Room 8'11" x 8'9" (2.74 x 2.69)

The rear half of the garage has been converted to offer a utility room with space under counter for washing machine and separate dryer. Door leading out to rear garden and another door providing access through to the remaining section of garage storage.

### Garage 8'8" x 7'9" (2.66 x 2.38)

Having an up and over door providing an ideal storage space.

### Landing

Natural light flows through the window that is to the side aspect. Airing cupboard, carpet, loft hatch and powerpoints.

### Bedroom One 12'4" x 11'2" maximum of (3.78 x 3.42 maximum of)

Double built in wardrobe, carpet, pendant light, radiator, powerpoints and double glazed window overlooking the rear garden.

### En suite

Contemporary en suite shower with corner shower cubicle that has dual shower heads. Toilet with concealed system, vanity unit with basin and storage beneath with further wall hung storage cupboard and mirror. Double glazed window with obscured glass, ceiling light and chrome ladder radiator.

### Bedroom Two 9'3" x 9'1" (2.84 x 2.78)

Carpet, coved ceiling, radiator, powerpoints and built in storage cupboard with hanging rail and shelving.

### Bathroom

A white suite comprising of bath with dual head thermostatic shower over and glazed screen. Vanity unit with basin, storage and toilet with concealed cistern. Wall hung mirror with built in light as well as wall and ceiling lighting. Chrome ladder radiator, pattern tiled flooring and double glazed window with obscured glass.

### Bedroom Three 8'9" x 7'8" (2.69 x 2.35)

Double glazed window to the front aspect, radiator, carpet, pendant light and powerpoints.

### Bedroom Four/Study 7'8" x 7'6" (2.35 x 2.31)

An ideal nursery or work from home space. Double glazed window to the front aspect, carpet, radiator, powerpoints and pendant light.

### Rear Garden

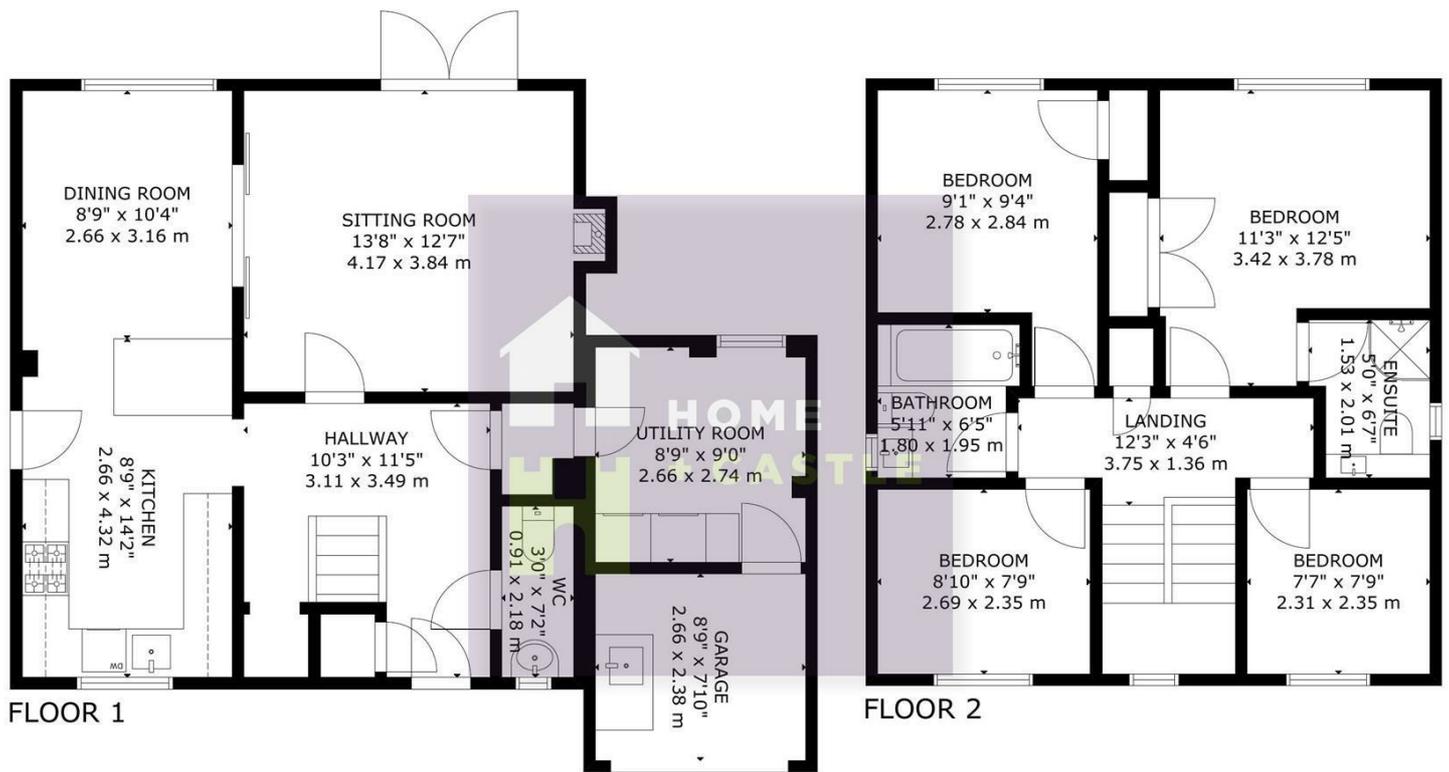
Step out from the living room into the landscaped garden. The stone patio runs the width of the property and has a step up to the lawn area. Nestled in the corner is a Pergola sheltered by mature trees. An array of plants and shrubs offer further for greenery and colour. There is a side access way with wooden gate. To the other side of the house is a wooden shed for storage and the external door to the utility room.

### Additional Information

EPC Rating: D Council Tax Band: E - Wealden

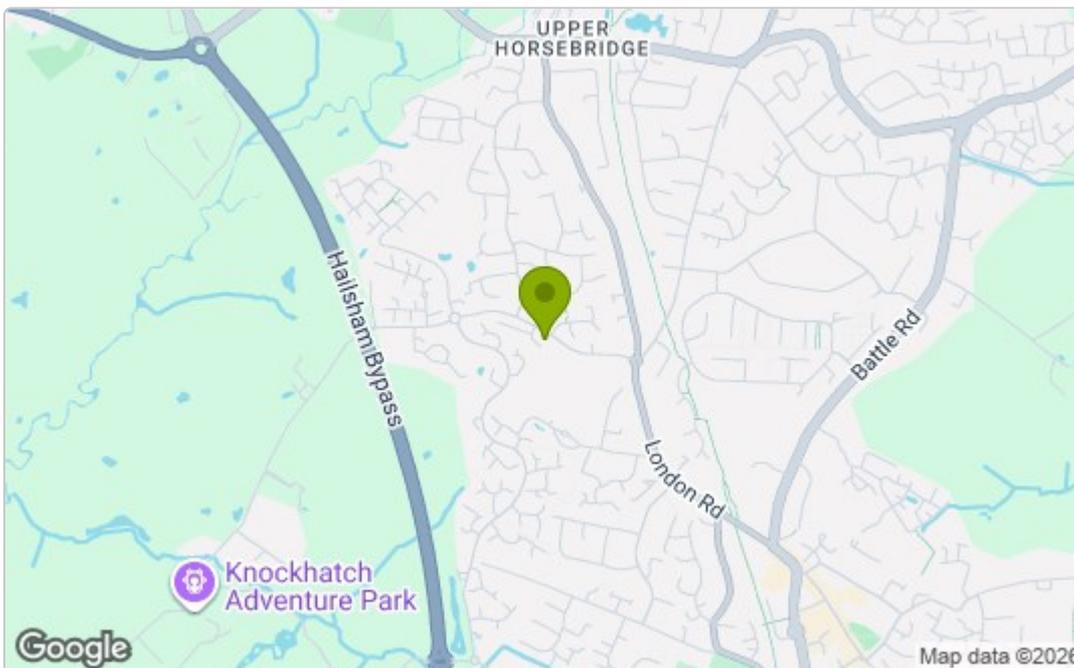
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

# Floor Plan

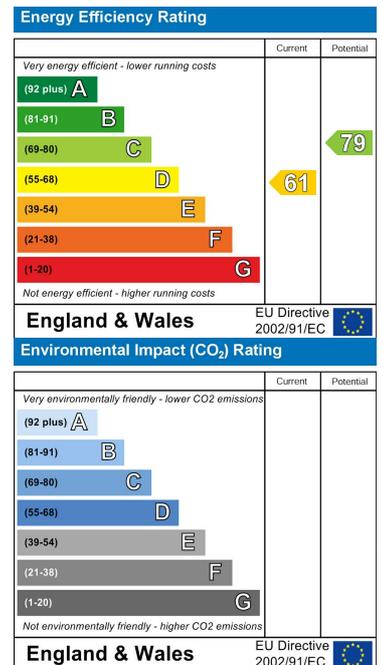


GROSS INTERNAL AREA  
 TOTAL: 113 m<sup>2</sup>/1,211 sq.ft  
 FLOOR 1: 61 m<sup>2</sup>/651 sq.ft; FLOOR 2: 52 m<sup>2</sup>/560 sq.ft  
 EXCLUDED AREAS: GARAGE: 6 m<sup>2</sup>/68 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



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