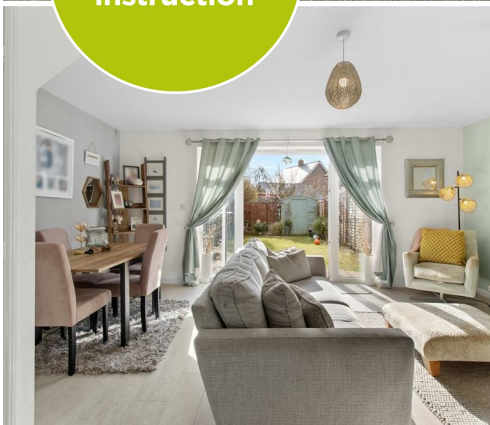




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## Blackbird Drive, Hailsham, BN27 1FY

Freehold | House | 3 Bedrooms

This chain free home was constructed in 2018 and offers contemporary accommodation, including an en suite master bedroom. The property comes with a generous private driveway and a southerly facing landscaped rear garden. A ground floor cloakroom, kitchen, separate living room, three bedrooms and family bathroom complete the offering. The market town of Hailsham is nearby and offers a range of shops, amenities and facilities. Viewing of this lovely home is highly recommended.

**FOR SALE**  
**FREEHOLD**  
**£345,000**

### Location

Blackbird Drive is located in the popular Burfield Grange Development that was constructed in 2018. The area offers children's play park and scenic walks. Hailsham High Street is situated approximately 1.5 miles away, where you can find shops including Waitrose, Tesco and Boots. The High Street is also home to restaurants, independent shops and facilities.

### Approach

To the side of the house is off road parking for several vehicles. A paved pathway leads to the front door and is flanked by shrubs and plants.

### Hallway

uPVC door opens into the space which has laminate flooring, ceiling light, radiator and powerpoints.

### Cloakroom

Toilet with concealed cistern, wall hung basin and double glazed window with obscured glass. Extractor, tiled flooring and powerpoints.

### Kitchen 12'9" x 7'5" (3.89 x 2.27)

Fitted with a range of wall and floor units finished with cream gloss cabinetry and wood affect worktop. Four ring gas hob, with extractor over and eye level double oven. Integrated fridge freezer, dishwasher and washing machine. Potterton boiler, tiled flooring, inset ceiling spotlights and double glazed window the front aspect.

### Living Room 16'9" x 14'4" (5.13 x 4.39)

A lovely dual aspect room that has access to the rear garden via the double glazed French doors. There are also double glazed windows to the side aspect. Laminate flooring, radiators, storage cupboard, ceiling light and powerpoints.

### Landing

Loft hatch, ceiling light and carpet.

### Bedroom Three 9'11" x 6'7" (3.03 x 2.02)

Double glazed to the rear aspect, radiator, carpet and powerpoints.

### Bedroom Two 9'11" x 9'8" (3.03 x 2.95)

Double glazed window overlooking the rear garden, radiator, carpet and powerpoints.

### Bathroom 7'1" x 6'2" (2.17 x 1.88)

Bath with mixer tap and separate thermostatic shower over with glazed screen. Toilet with concealed cistern and pedestal basin with mixer tap. Double glazed window with obscured glass. Inset ceiling lights, chrome ladder radiator and complementary wall and floor tiles.

### Bedroom One 12'9" x 10'10" maximum of (3.91 x 3.31 maximum of)

Double glazed window to the front aspect. Built in double wardrobe with hanging rail and shelving. Radiator, carpet, ceiling light and powerpoints.

### En suite

Shower enclosure with glazed sliding door and thermostatic shower. Toilet with concealed cistern, pedestal basin and double glazed window with obscured glass. Inset ceiling lights, chrome ladder radiator and tiled flooring.

### Rear Garden

Step out from the living space onto the southerly facing paved patio which leads onto the lawn. The garden is bordered with an array of shrubs and plants offering colour. Wooden shed and side access gate.

### Additional Information

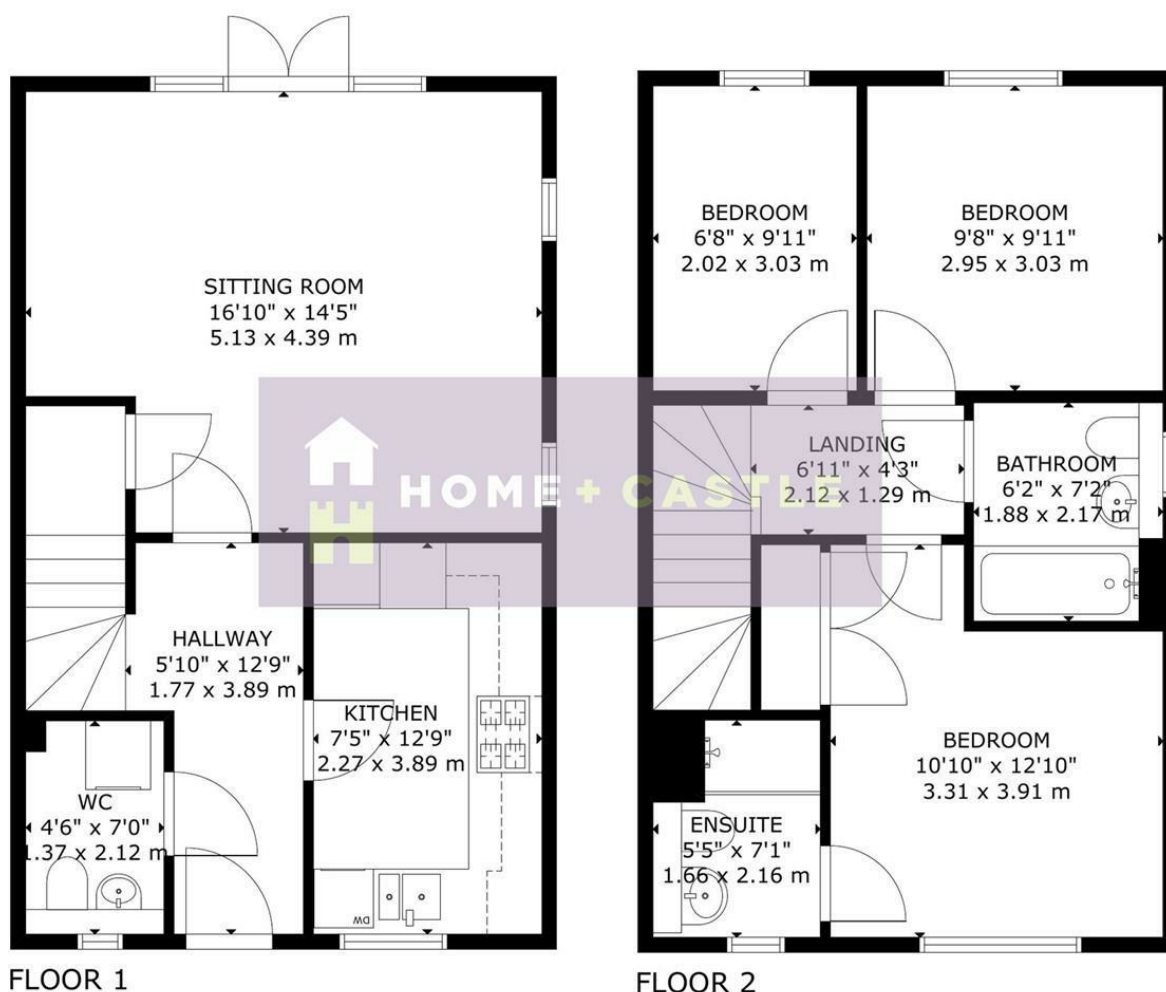
Annual Estate Service Charge: £318 per annum and is paid half yearly.

EPC Rating: B

Council Tax Band: D

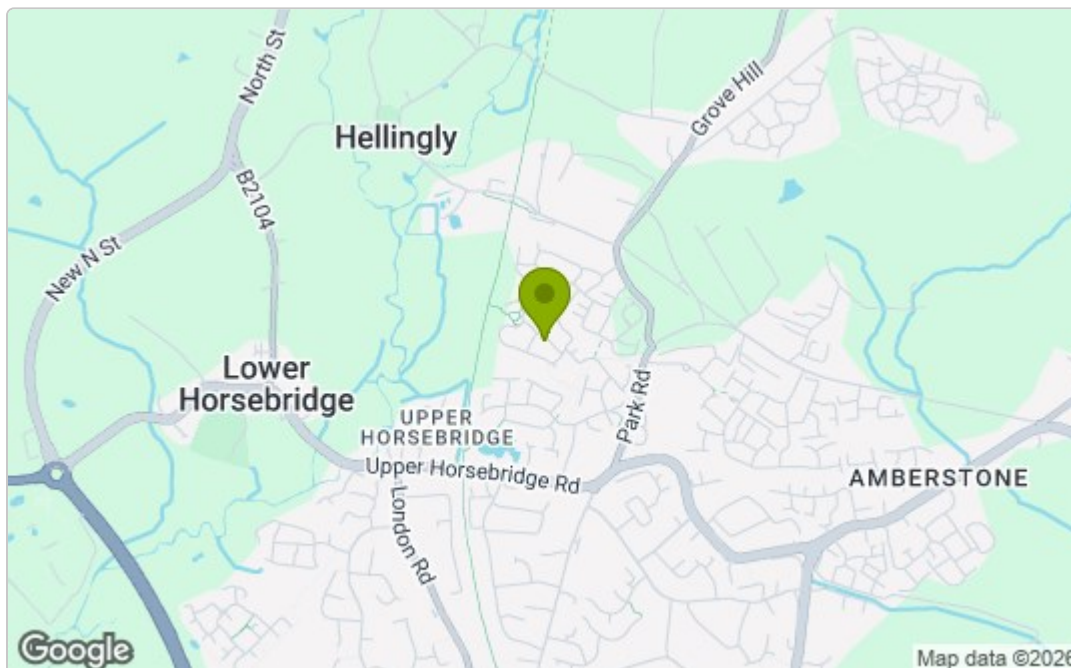
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

# Floor Plan

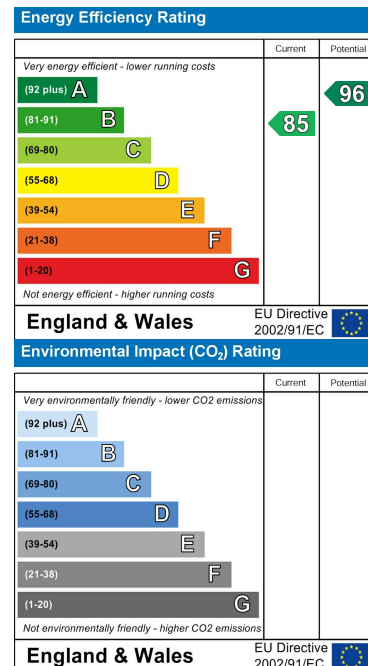


GROSS INTERNAL AREA  
 TOTAL: 86 m<sup>2</sup>/925 sq ft  
 FLOOR 1: 43 m<sup>2</sup>/463 sq ft, FLOOR 2: 43 m<sup>2</sup>/462 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.