



HOME + CASTLE
ESTATE AGENTS

Home and Castle Estate Agents
4 Millfields, Station Rd, Polegate BN26 6AS
Tel: 01323 481922
Email: info@hcsussex.co.uk
hcsussex.co.uk



Greenwich Road, Hailsham, BN27 2PF

Freehold | House | 2 Bedrooms

Offered to the market CHAIN FREE is this well presented TWO bedroom home, with a front and rear garden. The property offers two double bedrooms, Kitchen diner and living room. It is a short 5 minute walk to the local recreation ground. Being close to local shops, schools and amenities the property is great for first time buyers and downsizers alike.

FOR SALE
FREEHOLD
£240,000

Approach

A pedestrian walk way with lawn area that leads to the front garden. It has its own lawn and pathway leading to the front door.

Entrance hallway

Carpet, pendant light and door to living room.

Living Room 10'11" x 15'5" (3.35m x 4.71m)

Double glazed window, radiator, PowerPoints, pendant lights, thermostat and carpet.

Kitchen diner 11'6" x 14'11" (3.52m x 4.55m)

Perfect family space with dining area that has built in bench seating. Range of fitted wall and draw units with wood effect laminate and laminate worktop. Integrated dishwasher, space for washing machine, space for oven and hob, tumble dryer in storage cupboard. Part tiled walls, double glazed window over looking rear garden, two pendant lights.

Landing 5'8" x 5'11" (1.75m x 1.81m)

Carpet, storage cupboard, ornament lights, loft hatch and PowerPoints.

Main Bedroom 10'11" x 15'4" (3.33m x 4.69m)

This room has been sub divided with a partitioned wall to suit the current owners needs but could potential be removed to open the room back up. Carpet, PowerPoints, pendant lights, double glazed windows, radiator, built in wardrobe and tv point.

Second Bedroom 11'8" x 9'11" (3.57m x 3.04m)

Double glazed windows, radiator, plug sockets, pendant light, carpet, view over looking recreation ground.

Bathroom 5'5" x 8'0" (1.67m x 2.46)

Tiled walls, laminate flooring wood effect, double glazed window, L shaped bath, chrome towel rail, basin and cupboard, WC and pendant light.

Rear Garden

Concrete area with path to lawn and back gate.

Additional information

Council Tax Band: B

EPC Rating: C

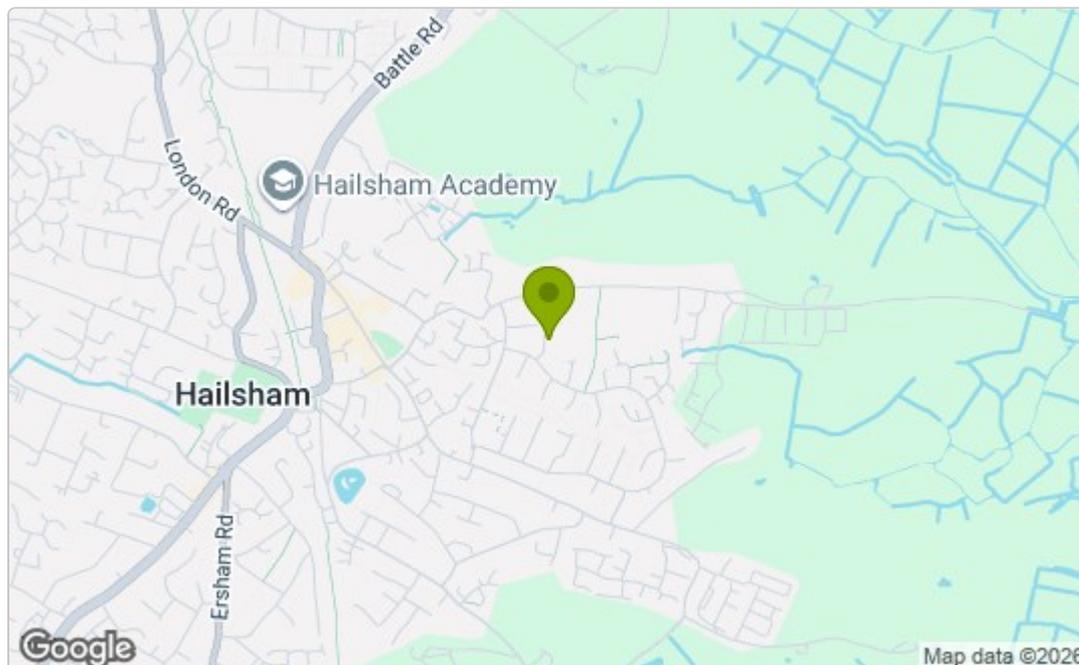
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

Floor Plan

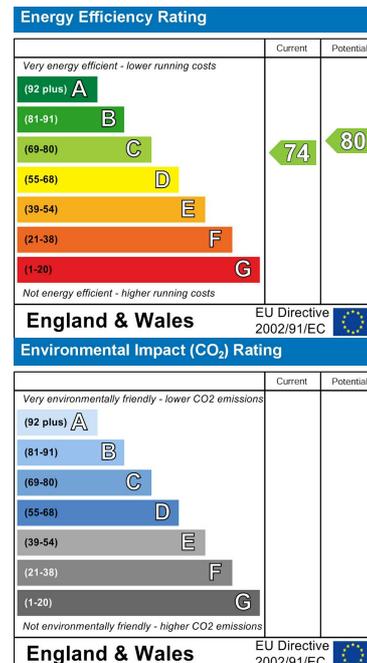


GROSS INTERNAL AREA
 TOTAL: 81 m²/872 sq.ft
 FLOOR 1: 41 m²/443 sq.ft; FLOOR 2: 40 m²/429 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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.