



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Oak Fields, Hailsham, BN27 3YF

Freehold | House - Detached | 4 Bedrooms

An impressive and beautifully presented home that is part of a small gated development in Hailsham. The New England style home was built in 2017 and boasts a double garage, wrap around gardens and spacious living accommodation with the 25' triple aspect living room being a particular highlight. Further attributes include downstairs cloakroom, fully equipped kitchen diner and an en suite master bedroom. Viewing is highly recommended to fully appreciate what this home has to offer.

**FOR SALE**  
**FREEHOLD**  
**£540,000**

### 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

A stone pathway, which is bordered by a small lawn and shrubbery, leads to the front door. There's a seating area which is covered by the canopy roof.

### Hallway 17'10" x 6'3" (5.46 x 1.92)

The light welcoming space offers built in storage cupboards, radiator, ceiling light and carpet.

### Cloakroom

Fitted with slimline basin with storage below and mirrored cabinet over. Toilet with a concealed cistern. Double glazed window with obscured glass, vinyl flooring and extractor.

### Living Room 25'7" x 14'7" (7.82 x 4.47)

This triple aspect room is flooded with natural light which is amplified with the neutral decor. The double glazed French doors allow direct access out to the wrap around gardens. The windows have bespoke fitted wooden blinds. Zoned pendant lighting, radiators, powerpoints and carpet complete the room.

### Kitchen Diner 20'9" x 10'6" (6.35 x 3.21)

This room is a true heart of the home with space for cooking and dining, plus two sets of French doors that open out to the garden. There's also two further windows making this room triple aspect as well. The kitchen has a range of fully integrated appliances including, eye level double oven, fridge freezer, ceramic hob with extractor over, dishwasher and washing machine. Fitted with a comprehensive range of wall and floor cabinetry that has been finished in light grey cabinetry and complementary stone effect worktop. Inset ceiling spotlights, powerpoints, radiators and vinyl flooring.

### Landing

The staircase rises to the landing space which has a double glazed window, carpet, radiator and ceiling lighting.

### Master Bedroom 14'8" x 10'10" (4.49 x 3.31)

A relaxing space with double glazed dormer window, radiator, ceiling light, powerpoints and carpet. Door through to;

### En suite 10'6" x 3'11" (3.21 x 1.21)

A contemporary suite comprising of shower with sliding glazed door and thermostatic shower, toilet with concealed cistern and wall hung vanity basin unit with storage beneath and mirrored cabinet over. Double glazed window with obscured glass, extractor, radiator and vinyl flooring.

### Bedroom Two 14'7" x 9'8" (4.46 x 2.95)

A well proportioned room with double glazed window, radiator, ceiling light, powerpoints and carpet.

### Bedroom Three 10'5" x 9'9" (3.20 x 2.99)

Double glazed window, radiator, pendant light, powerpoints and carpet.

### Bathroom 6'6" x 6'5" (1.99 x 1.98)

This well equipped bathroom offers a bath with wall mounted tap controls, thermostatic shower over and folding glazed screen. Light grey wall tiling and complementary wood effect flooring. Wall hung vanity basin unit with storage beneath and mirrored cabinet over. Toilet with concealed cistern. Double glazed window with obscured glass, extractor, radiator and inset ceiling spotlights.

### Bedroom Four 10'4" x 9'1" (3.16 x 2.77)

Double glazed window, radiator, ceiling light, powerpoints and carpet.

### Wrap Around Garden

The low maintenance garden is a real feature of this home. It wraps around three sides of the house, ideal for those that like to follow the sun or families needing plenty of outdoor space. It has been landscaped to offer different zones including stone patio and wooden decking which are connected with a lawn area. A pathway that is bordered by shingle areas leads to the rear access gate and the personal door to the garage. The garden is enclosed by wooden close board fencing.

### Double Garage 19'0" x 17'4" (5.8 x 5.3)

An added bonus of this property is the double garage, that also has off road parking for several vehicles in front. The garage has two electric roller doors, storage space into the pitched roof space, power and lighting.

### Additional Information

EPC Rating: B

Council Tax Band: E

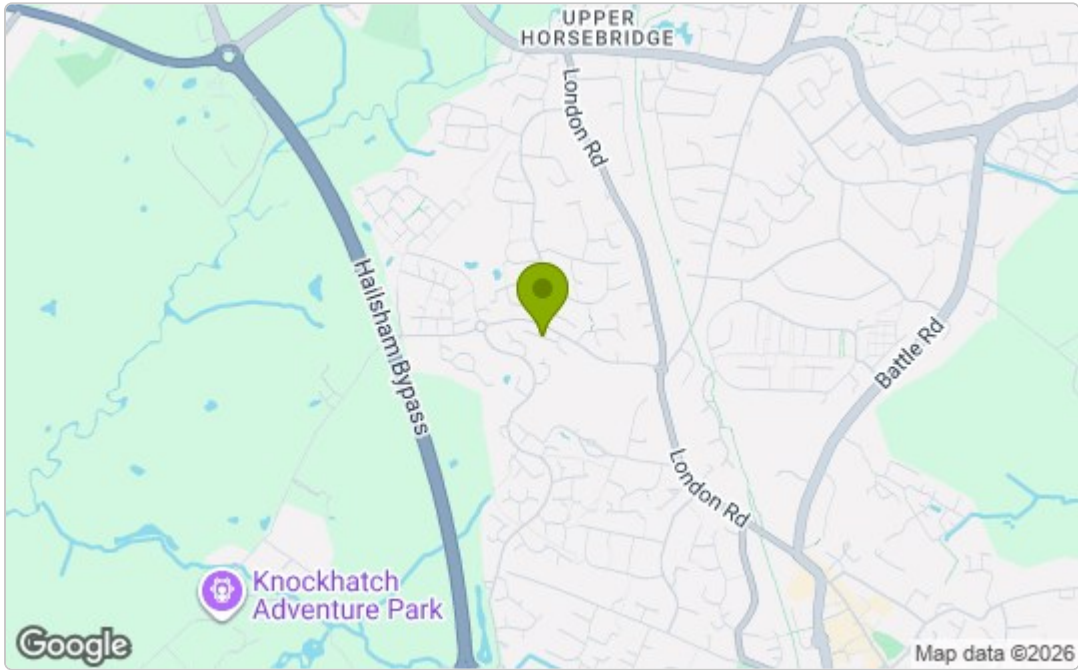
All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically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

Floor Plan

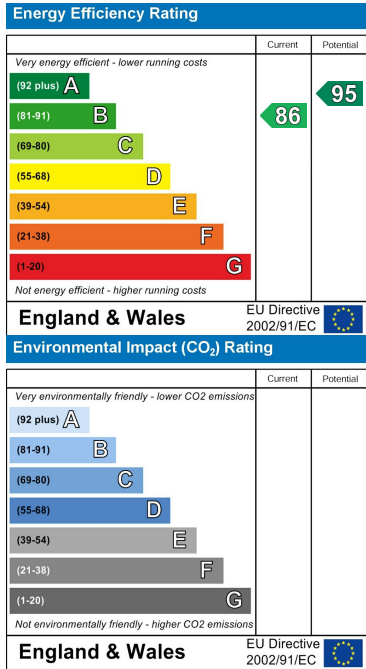


GROSS INTERNAL AREA  
TOTAL: 138 m<sup>2</sup>/1,484 sq ft  
FLOOR 1: 70 m<sup>2</sup>/754 sq ft, FLOOR 2: 68 m<sup>2</sup>/730 sq ft  
EXCLUDED AREA: PORCH: 4 m<sup>2</sup>/46 sq ft, GARAGE: 31 m<sup>2</sup>/331 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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