

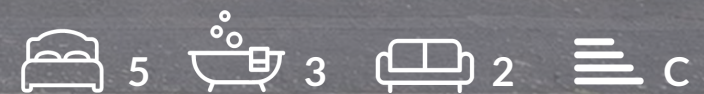


OAKFIELD



Sycamore Drive, Hailsham, BN27 3TT

Price Guide £420,000



## Sycamore Drive, Hailsham, BN27 3TT

PRICE GUIDE: £420,000 - £440,000

Tucked away in a quiet and sought-after residential location, this generously proportioned five-bedroom detached home offers the perfect blend of space, comfort, and practicality, ideal for modern family living.

From the moment you step inside, the property reveals its spacious and versatile layout. A bright and welcoming living room flows seamlessly into the dining area, creating an ideal space for both everyday living and entertaining. To the rear, a delightful conservatory invites natural light to pour in and provides access to the garden, perfect for relaxing or hosting guests.

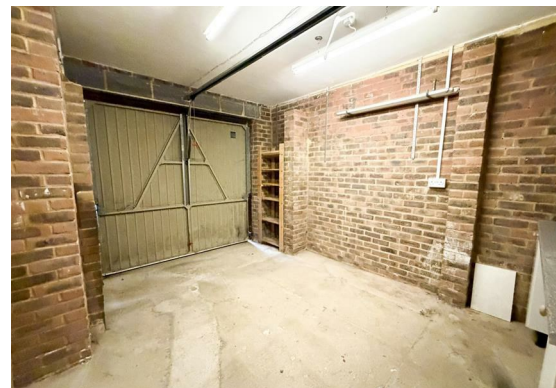
The fitted kitchen is well-appointed and complemented by a separate utility room, keeping the main space uncluttered and functional. A convenient downstairs WC and integral garage with electricity further enhance the practicality of the home.

Upstairs, five well-sized bedrooms offer flexibility for growing families or those working from home. Two of the bedrooms benefit from their own en-suite shower rooms, while a separate family bathroom serves the remaining rooms. Ample storage throughout ensures everything has its place.

Outside, the rear garden provides a private and enjoyable space for outdoor living, whether it's summer dining, children at play, or simply unwinding at the end of the day.

Additional benefits include double glazing throughout, gas central heating, and the significant advantage of being offered chain free, making for a smoother and more straightforward purchase.





### Living room

16'11" x 12'9" (5.16m x 3.89m)

### Dining Room

11'11" x 7'10" (3.63m x 2.39m)

### Conservatory

17'9" x 8'2" (5.41m x 2.49m)

### Utility room

9'2" x 7'10" (2.80 x 2.40)

### Kitchen

9'8" x 6'9" (2.95 x 2.07)

### WC

### Bathroom

6'2" x 6'0" (1.90 x 1.84)

### Bedroom One

15'1" x 8'6" (4.60 x 2.60)

### En-suite

5'11" x 5'11" (1.80m x 1.80m)

### Bedroom Two

11'10" x 9'6" (3.61m x 2.90m)

### En-suite

### Bedroom Three

10'6" x 9'10" (3.20m x 3.00m)

### Bedroom Four

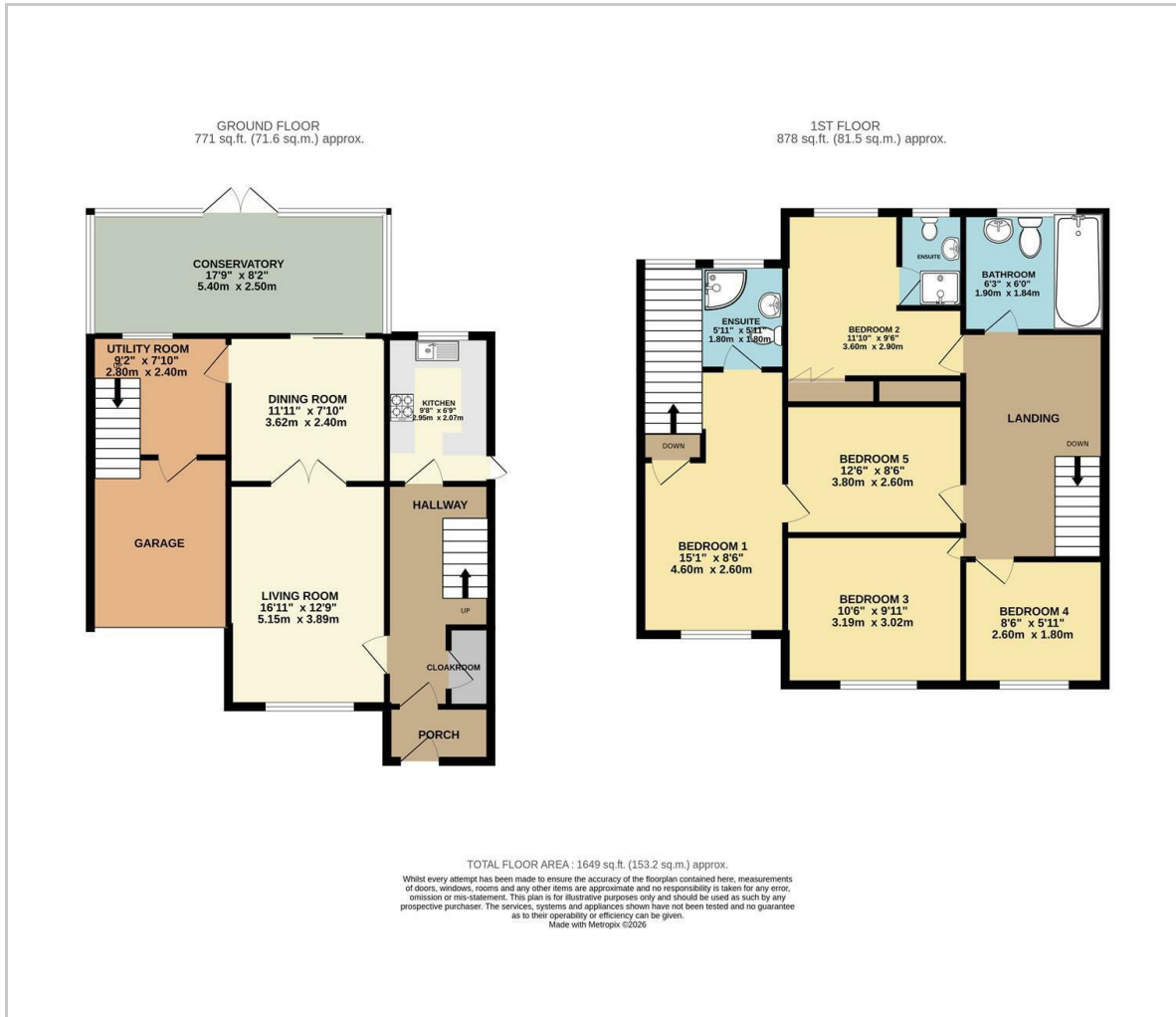
8'6" x 5'11" (2.59m x 1.80m)

### Bedroom Five

12'6" x 8'6" (3.81m x 2.59m)

**Council Tax Band E - £3,335.00 Per annum**

## Floor Plan

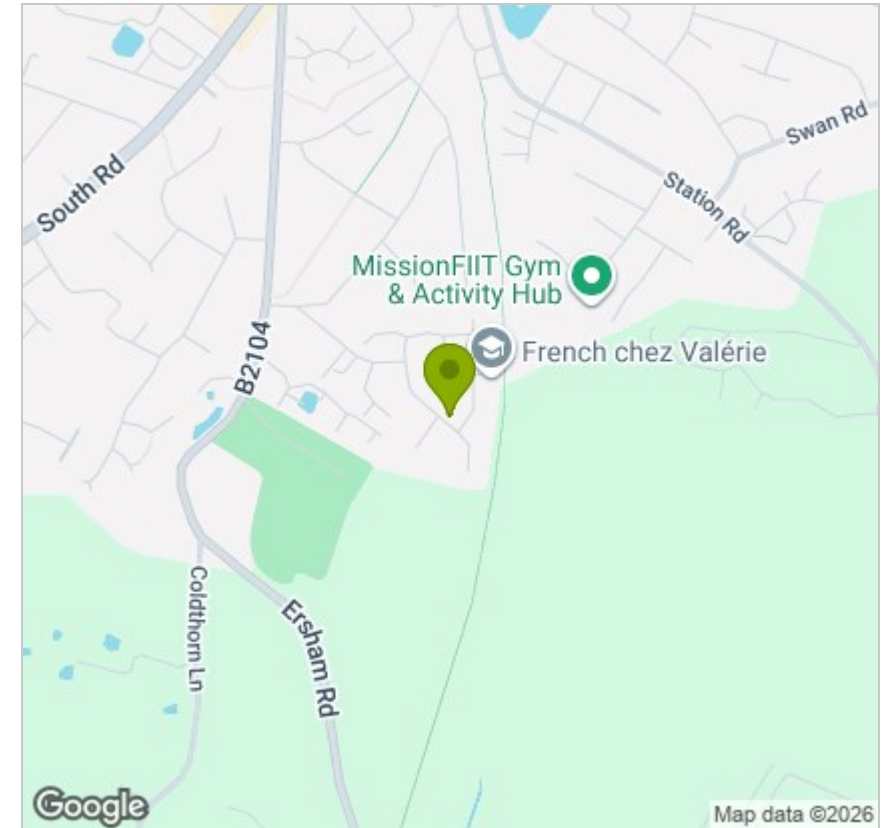


## Viewing

Please contact us on 01323 723 500 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

