



OAKFIELD



Bull rush Lane, Hellingly, BN27 4FB

Guide Price £300,000



## Bull rush Lane, Hellingly, BN27 4FB

Guide price £300,000-£325,000

A beautifully presented two double bedroom semi-detached home, built just five years ago and finished to a modern, high standard throughout. This immaculately maintained property offers stylish and comfortable living, ideal for first-time buyers, young families or those looking to downsize.

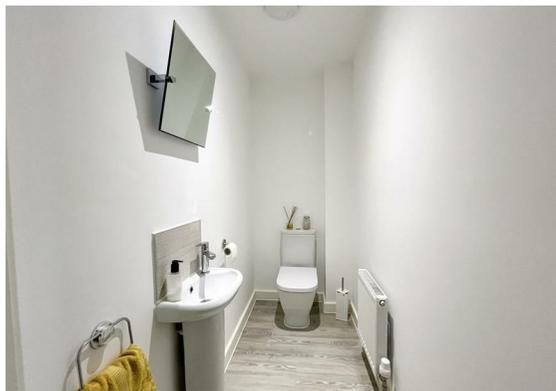
The ground floor features a bright and welcoming living space, a contemporary fitted kitchen complete with integrated appliances, and a convenient cloakroom. Upstairs, the property offers two generous double bedrooms, including a principal bedroom with built-in wardrobe and a sleek ensuite shower room. A modern family bathroom serves the second bedroom.

Externally, the home benefits from a good-sized rear garden – perfect for entertaining or relaxing – along with allocated parking for two cars.

Situated in the popular village of Hellingly, the property is close to a well-regarded local school and enjoys excellent transport links. A nearby bus stop provides a direct route to Brighton, with journey times of approximately 50 minutes, making it ideal for commuters.

Early viewing is highly recommended to fully appreciate the quality and location this lovely home has to offer.

Service charge is £360 per year





**Living Room**

14'6" x 13'10" (4.42m x 4.22m)

**Kitchen**

12'11" x 6'10" (3.94m x 2.08m)

**Bedroom One**

12'7" x 10'5" (3.84m x 3.18m)

**Bedroom Two**

13'10" x 9'6" (4.22m x 2.90m)

**Bathroom**

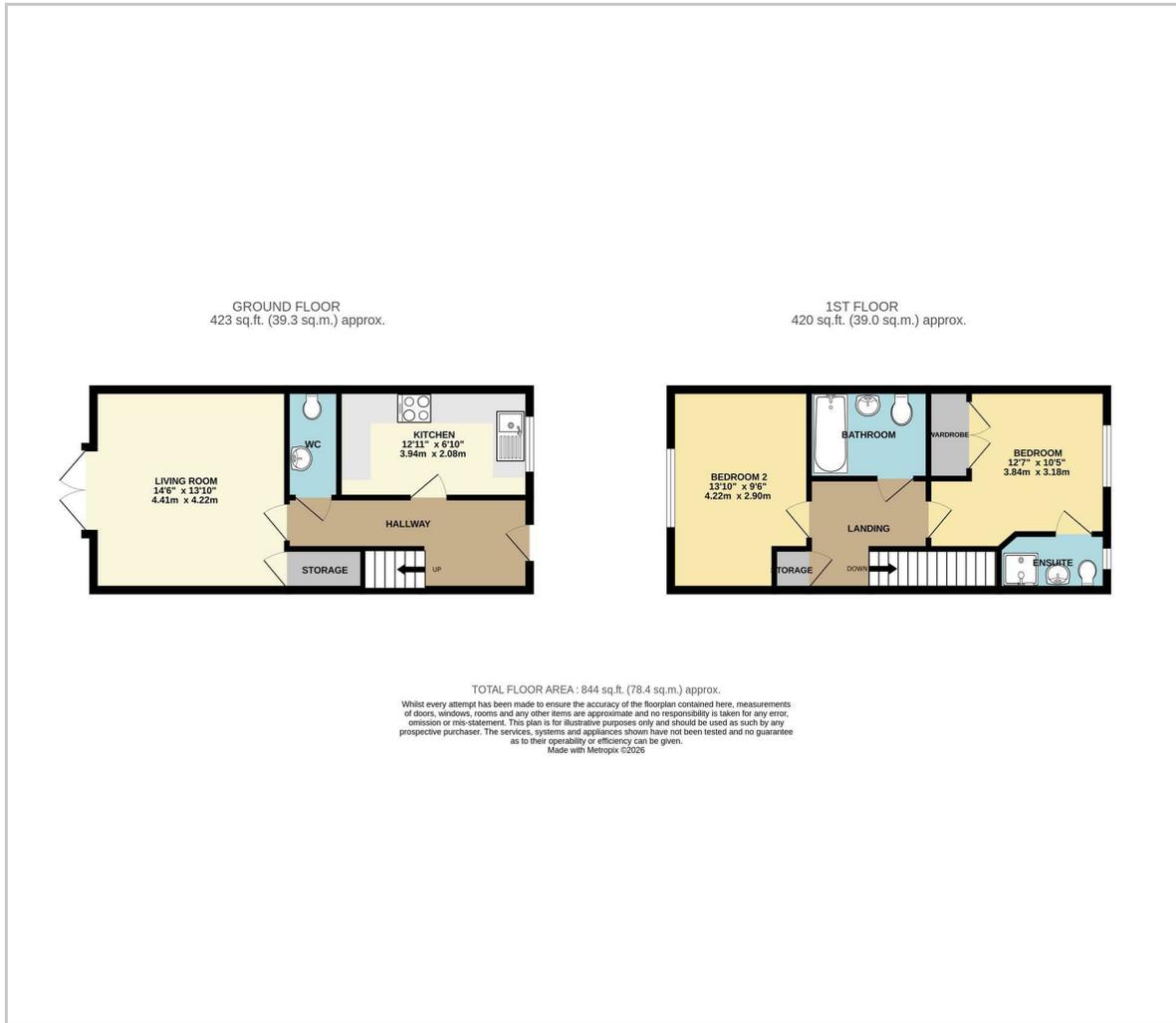
**Ensuite**

**WC**

**Council Tax Band C - £2,318.61 Per Annum**



## Floor Plan

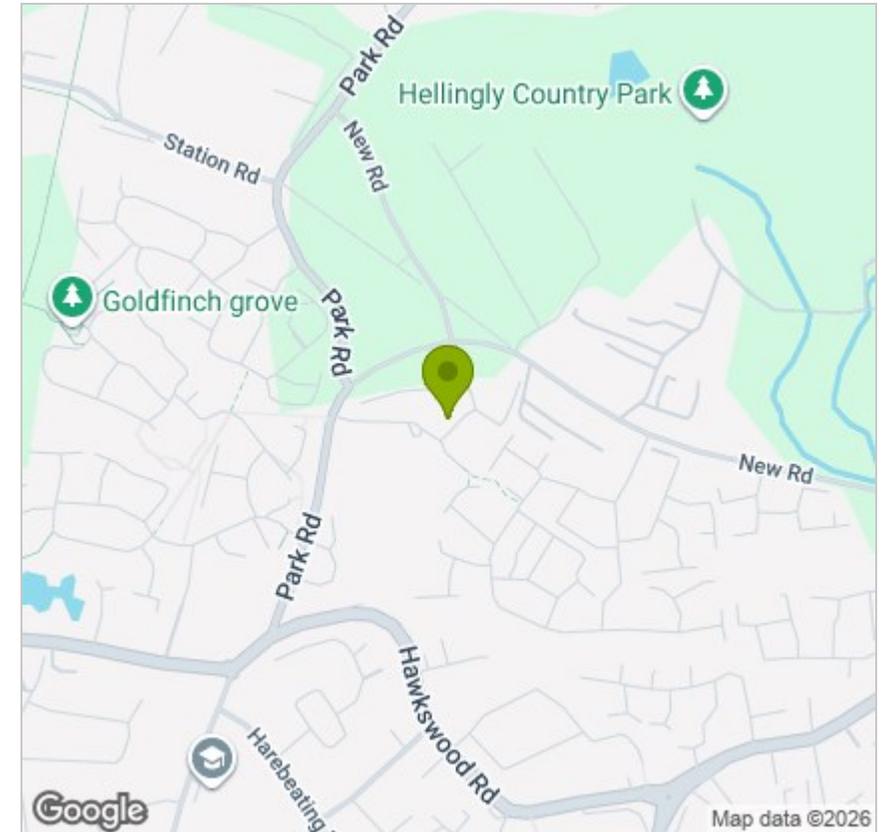


## Viewing

Please contact us on 01435 864233 if you wish to arrange a viewing appointment for this property or require further information.

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.

## Area Map



## Energy Efficiency Graph

