



This truly beautifully presented detached four bedroom home with garage was built in 2017 by Matthew Homes and has been owned from new by the current occupiers. They have as such improved the property over their ownership to provide a stunning home in true "turn key" condition. Energy efficiency is key for modern living and as such there are solar panels fitted to support the gas central heating and hot water and the home is double glazed throughout. The gardens are a particular feature of this home with thought and care taken in the landscaping and being private with mature planting and shrubs front and rear. The accommodation of offer comprises of, spacious entrance hallway with ample built in storage and ground floor cloakroom. The double aspect living room runs the full length of the house, an impressive 26ft, with two sets of French doors to the rear garden which makes the space so lovely and light. The kitchen/dining/family room is also a double aspect room with feature bay window and is so well equipped with the addition by the owners of a breakfast bar extending the workspace to allow for sitting and working at. There is also a separate utility room which is fully equipped and allows side access to the driveway and garage. From the lovely galleried first floor landing you access all four bedrooms. They are all double in size, and have all been fitted, or have built in, wardrobes and a range of storage. The principle bedroom has fully fitted furniture with a dressing area and modern en-suite shower room, and the additional family shower room has been updated to provide a walk in shower. To the side of the property is the driveway offering ample off road parking and leading to the single garage which benefits from power and light and the gardens are landscaped to provide a private haven for enjoying with an abundance of shrubs within the flower beds and planted borders. The location of the home is within close proximity of Hailsham town centre and with The Cuckoo Trail on the doorstep to enjoy. The town centre offers a range of independent and national shopping facilities along with the leisure centre and road links are within easy reach as are local bus routes. In all this home is quite something, and viewing will be essential to be able to fully appreciate what is on offer.

Guide Price £500,000-£525,000
Tenure Freehold | Council Tax Band- E



13 Coach Barn Lane, Hailsham, BN27 3YR



Entrance Hall- Casement door to front. Carpeted. Built in storage, and understairs cupboard. Inset ceiling LED spotlights. Radiator and central heating thermostat. Stairs leading to first floor.

Cloakroom- Vinyl flooring and partially tiled walls. Inset ceiling LED spotlights. Radiator. Fitted wall unit. Wash hand basin set within vanity unit and W.C.

Lounge - 7.92m x 3.91m (26'0" x 12'10")- Double aspect room with double glazed window to front, and two sets of French doors leading to rear garden, all with fitted blinds. Carpeted. Two radiators. Telephone point and TV point.

Kitchen/Dining/Family Room - 7.92m x 3.45m (26'0" x 11'4")- Double aspect room with double glazed window to front, double glazed bay window and double glazed window to side, all with fitted blinds. Hardwearing vinyl flooring. Radiator and inset ceiling LED spotlights. Fully fitted with a range of modern wall and base units, housing integral dishwasher. Built in double electric oven. Space for fridge/freezer. Breakfast bar. Work surfaces with inset 4 burner gas hob with fitted stainless steel cooker hood, and stainless steel 1 and 1/2 bowl sink and drainer unit with mixer tap.

Utility Room - 2.79m x 2.11m (9'2" x 6'11")- 1/2 glazed door to side. Hard wearing vinyl flooring. Radiator. Fully fitted with a range of modern wall and base units housing boiler and integral washing machine. Work surfaces with inset stainless steel sink and drainer unit with mixer tap.

First Floor Landing- Carpeted. Airing cupboard. Radiator. Loft access, which is fully insulated.

Bedroom One - 4.01m x 3.99m (13'2" x 13'1")- Double glazed window to rear with fitted blinds. Carpeted. Radiator. Built in wardrobes, dresser and bedside units. TV point. Heating thermostat.

Dressing Area - 1.8m x 1.35m (5'11" x 4'5")- Built in wardrobes and dressing unit. Carpeted. Inset spotlights. Door leading to en-suite shower room.

En-Suite Shower Room- Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome heated towel rail. Extractor fan. Shaver point. Modern suite comprising of shower cubicle, wash hand basin set within vanity unit and W.C.

Bedroom Two - 3.86m x 3.81m (12'8" x 12'6")- Double aspect room with double glazed windows to rear and side with fitted blinds. Carpeted. Radiator. Built in wardrobes and desk.

Bedroom Three - 3.51m x 3.33m (11'6" x 10'11")- Double aspect room with double glazed windows to front and side with fitted blinds. Carpeted. Radiator. Built in wardrobes.

Bedroom Four - 3.56m x 3.4m (11'8" x 11'2")- Double glazed window to front with fitted blinds. Carpeted. Radiator. Built in wardrobes.

Shower Room- Double glazed opaque window to side. Vinyl flooring and partially tiled walls. Inset spotlights. Chrome heated towel rail. Extractor fan. Shaver point. Modern suite comprising of recently fitted walk in shower with fitted glass screen, double shower head, seat and grab rail, wash hand basin set within vanity unit and W.C.

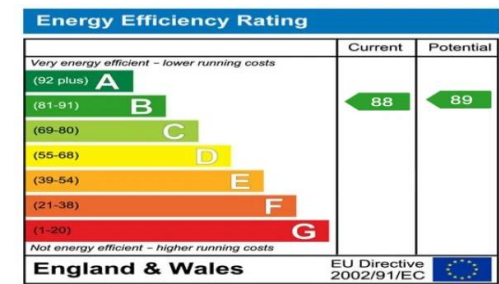
Driveway- Providing ample off road parking.

Garage - 6.02m x 3.12m (19'9" x 10'3")- Up & over door. Power and light.

Front & Side Gardens- Mainly laid to lawn with pathway leading to front door. Mature trees and shrubs, with flower beds and borders.

Rear Garden- Mainly laid to lawn with paved patio area and pathway. Shed. Power points. Two wooden pergolas. Fencing and walled surround. Mature flower beds. Gated side access.

Management Fee- £290pa



Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power Yes

To check broadband visit Openreach:

<https://www.openreach.com/fibre-checker>

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. We have tried to ensure that these particulars are accurate but, to a large extent, we have to rely on what the vendor tells us about the property. You may need to carry out more investigations in the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



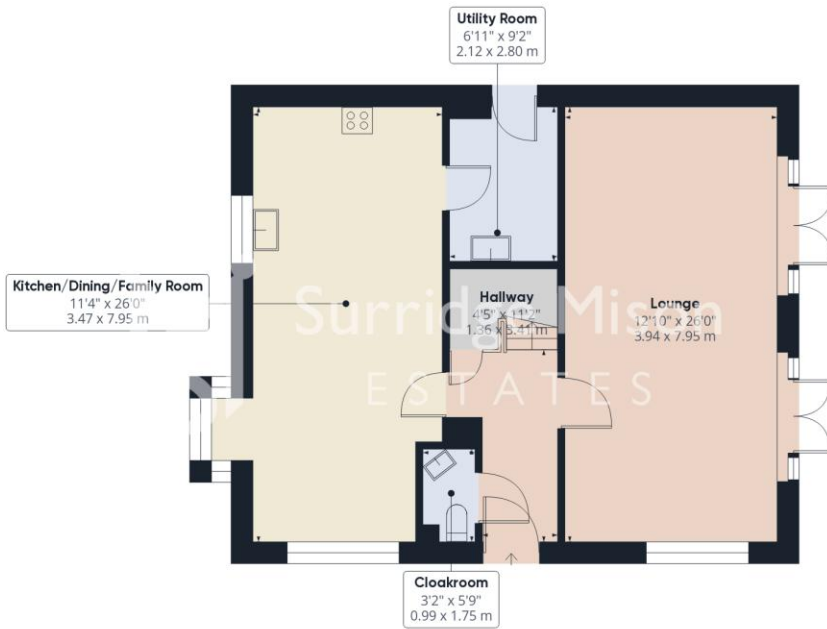
01323 460617

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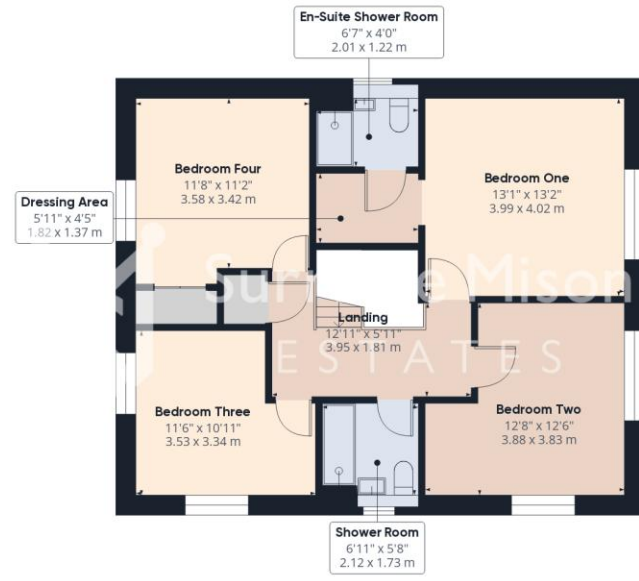
www.surridgemison.com

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Company Registration Number 14506438



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1787.46 ft²

166.06 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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