



Discover the stunning New Twittens- a one of a kind, architect designed chalet style bungalow in a quiet spot within the sought after market town of Hailsham. With beautifully established gardens which boast a substantial log cabin, three bedrooms over two floors allowing for versatile accommodation, study, garage with electric door, ample off road parking and stunning presentation throughout.

This home has been owned from almost new by our current sellers, with a build date of 2007. Improvements have been made over time but the early appreciation of space and light that drew them into the property remains today. The finish of the home is considered to be excellent and the accommodation on offer comprises of the spacious entrance hallway which leads to an impressive living through dining room measuring 26ft in length. The kitchen is another lovely space and is well equipped space and opens onto a Victorian style UPVC conservatory which overlooks the mature pretty rear garden.

The ground floor configuration allows for two good sized bedrooms and modern shower/wet room, plus the study room and upstairs is the main bedroom suite with ample built in and eaves storage. Outside the gardens have been meticulously maintained and the lovely addition of the cabin in the garden which has power and light and will make a super hobby room plus a further wooden shed with power. The garage is currently used as a workshop with an electric door, water supply to a sink unit, sealed floor and fitted shelving and houses the gas boiler to supply the central heating.

Guide Price £595,000

Tenure Freehold | Council Tax Band- E



New Twittens, Ersham Way, Hailsham, BN27 3HJ

Surridge Mison
ESTATES

Entrance Hall- Double glazed door to front. Karndean flooring. Inset ceiling spotlights. Coved ceiling. Radiator. Stairs leading to first floor.

Lounge/Dining Room - 7.92m x 3.63m (26'0" x 11'11")- Double aspect room with double glazed leaded light windows to front and side. Fireplace with fitted gas fire. Carpeted. Coved ceiling. Two radiators.

Bedroom Two - 2.96 x 3.7 m (9'6" x 12'1")- French doors leading to rear garden. Two sets of built in wardrobes. Inset ceiling spotlights. Coved ceiling. Radiator. Carpeted.

Bedroom Three - 2.92m x 2.59m (9'7" x 8'6")- Double glazed leaded light window to front. Two sets of built in wardrobes. Coved ceiling. Inset ceiling spotlights. Radiator. Carpeted. TV point.

Shower/Wet Room - Double glazed opaque window to side. Tiled flooring and fully tiled walls. Extractor fan. Two chrome towel rails. Shaver point. Inset ceiling spotlights. Modern suite comprising of shower enclosure with wall mounted controls and fitted glazed screen, wash hand basin set within vanity unit and W.C with concealed cistern.

Study - 2.41m x 2.31m (7'11" x 7'7")- Double glazed leaded light window to rear. Inset spotlights. Coved ceiling. Radiator. Carpeted.

Kitchen - 3.66m x 3.15m (12'0" x 10'4")- Double glazed leaded light window to side and open to conservatory. Karndean flooring with partially tiled walls. Coved ceiling. Inset ceiling spotlights. Radiator. Fully fitted with a range of shaker style wall and base units housing integral dishwasher and washing machine. Built in double electric oven. Work surfaces with inset stainless steel double sink units with mixer taps, and 4 burner gas hob with fitted stainless steel cooker hood.

Conservatory - 3.63m x 2.97m (11'11" x 9'9")- Victorian style UPVc conservatory with French doors leading to rear garden. Vinyl flooring. Radiator.

First Floor Landing- Velux window to front. Inset ceiling spotlights. Carpeted.

Bedroom One - 4.42m x 4.39m (14'6" x 14'5")- Two Velux windows to rear. Carpeted. Radiator. Inset ceiling spotlights. Walk in wardrobe with access to loft inside. Built in linen cupboard and storage cupboard.

Bathroom- Velux window to side. Fully tiled walls and vinyl flooring. Inset ceiling spotlights. Chrome towel rail. Extractor fan. Door leading to loft space. Suite comprising of corner bath with mixer taps, wash hand basin and W.C.

Garage - 5.18m x 3.1m (17'0" x 10'2")- Single garage with remote operated electric door. Double glazed window to rear and personal door. Power and light. Wall mounted gas boiler. Work surfaces with sink unit.

Driveway- Block paved driveway providing ample off road parking.

Rear Garden- Mainly laid to lawn with patio area. Flower borders and mature shrubs. Potting shed with power and light.

Cabin- Power and light.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**ENERGY
RATING
TBC**

Utilities

This property has the following utilities:

Water Mains

Drainage Mains

Gas Mains

Electricity Mains

Primary Heating Gas central heating system

Solar Power None

To check broadband visit Openreach:

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

To check mobile phone coverage, visit Ofcom:

<https://checker.ofcom.gov.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.



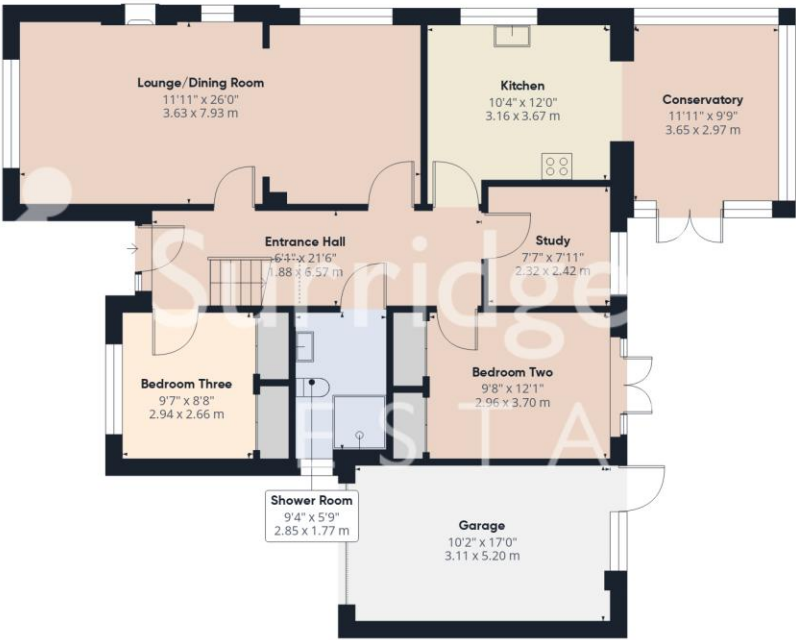
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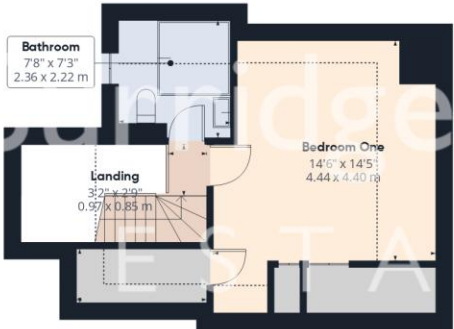
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Company Registration Number 14506438



Floor 0



Floor 1

Approximate total area⁽¹⁾

1570 ft²

145.7 m²

Reduced headroom

124 ft²

11.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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