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PROTECTED

PRS Property
Redress
Scheme



11 Old Orchard Place, Hailsham, East Sussex, BN27 3HY
Guide Price £300,000-£320,000



Surr ridge Mison
ESTATES

Set in a peaceful cul-de-sac within the market town of Hailsham, this well-presented three-bedroom semi-detached house offers a wonderful opportunity for families and professionals alike. The property enjoys a quiet position, while remaining just a short stroll from the town centre, range of local schools, and the scenic Cuckoo Trail – perfect for those who appreciate convenience and outdoor pursuits.

Inside, the home boasts a thoughtfully extended reception space, providing an ideal setting for both relaxing and entertaining. The modern kitchen is beautifully appointed with contemporary fittings, while a handy ground floor WC adds further practicality for busy households. Upstairs, you'll find three bedrooms served by a stylish tiled bathroom, designed to offer both comfort and functionality. Double glazing and a gas central heating system ensure a cosy living environment throughout the seasons.

Externally, the property benefits from front and rear gardens, driveway parking, and a good sized garage, making everyday life a breeze for those with multiple vehicles or extra storage needs.

This lovely home combines a superb location with impressive accommodation and excellent amenities nearby. Early viewing is highly recommended to fully appreciate all that this property has to offer - contact Surridge Mison Estates today.





ENTRANCE VESTIBULE Double glazed window to front and entrance door, inner door to:

HALLWAY Stairs to first floor, deep storage cupboard, coving, radiator, window to side.

CLOAKROOM/WC Double glazed window to front, basin set into vanity unit, WC, radiator.

LOUNGE/DINING ROOM 6.89m (22'7") max x 5.41m (17'9") max 'L' shaped room

Double glazed window to side, archway to dining area with further double glazed window and patio door to garden. Electric fire suite, two radiators, coving.

KITCHEN 2.43m (8') x 2.31m (7'7")

Window to rear, door to side. Fitted with a matching range of grey wall and base units with light wood effect work surfaces and grey tiled splash backs. 1.5 sink unit, spaces for appliances.

FIRST FLOOR LANDING Double glazed Window to side, cupboard house Alpha gas combination boiler. Loft hatch.

BEDROOM ONE 4.42m (14'6") x 2.86m (9'4")

Double glazed window to front, extensive range of fitted wardrobes and storage cupboards running the width of the room. Coving, radiator.

BEDROOM TWO 3.23m (10'7") x 2.90m (9'6")

Double glazed window to rear, built in wardrobe, coving, radiator.

BEDROOM THREE 2.36m (7'9") x 2.31m (7'7")

Double glazed window to rear, coving, radiator.

BATHROOM Obscured double glazed window to front, tiled walls and flooring, chrome heated towel rail. White suite comprises basin set into vanity unit, WC, shower bath.

FRONT GARDEN Laid to lawn, path to front door, side gate to back garden.

DRIVEWAY Off road parking in front of:

GARAGE 5.23m (17'2") x 2.47m (8'1")

Up and over door, power and lighting. Electric consumer unit.

BACK GARDEN Central lawn, two patios, shed, attractive plant beds, enclosed by timber fencing.



Council Tax Band- C | EPC Rating- E
Tenure- Freehold

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.org.uk/en-gb/mobile-coverage>

Surridge Mison Estates

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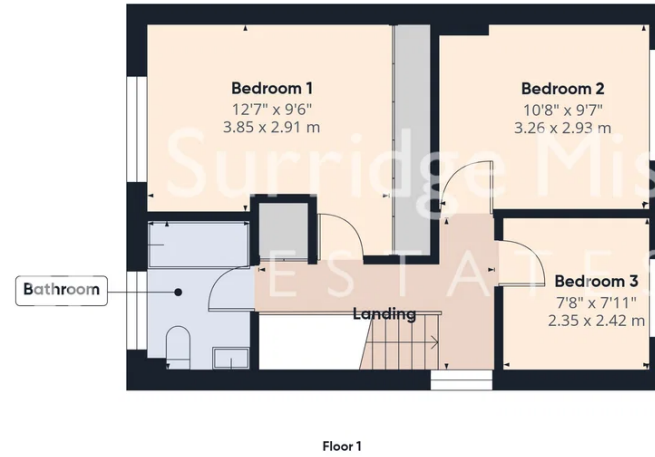
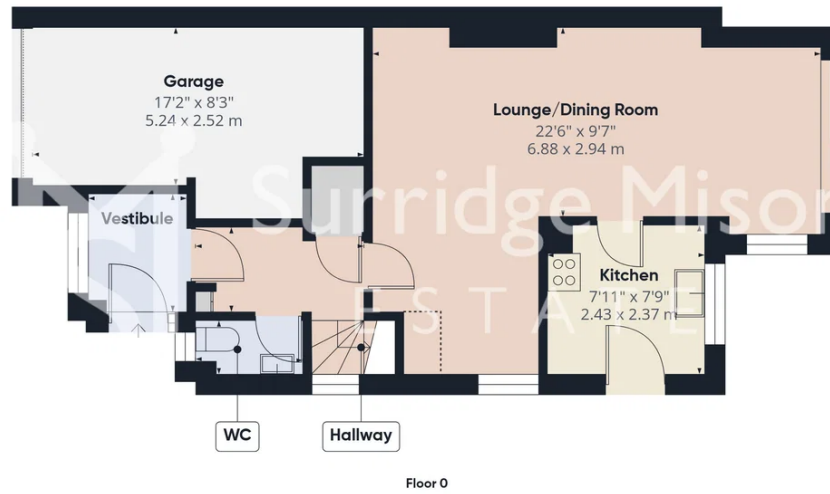
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We have prepared these property particulars & floor plans as a general guide. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets, flooring and furnishings. 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.



Approximate total area^m

1007 ft²

93.7 m²

Reduced headroom

5 ft²

0.5 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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