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PRS Property Redress Scheme



5 Heathfield Avenue, Hailsham, East Sussex, BN27 3PP

Guide Price £315,000-£325,000



Surridge Mison  
ESTATES

Modern, light and airy perfectly describes this two bedroom semi-detached home! Situated within a modern development in highly sought after Hailsham within close proximity to local schools, shops and amenities.

Built in 2024, the home has been owned from new and presents a home which can be comfortably moved into immediately and enjoyed, with benefits to include a kitchen providing a modern well equipped space with integrated appliances, modern bathroom, ground floor cloakroom, bright lounge/dining room and gardens to front and rear. Further benefits include a large driveway providing ample off road parking, double glazing and gas central heating via a combi boiler, and remaining NHBC certification.

The accommodation on offer comprises of an entrance hall which allows for access to the ground floor cloakroom. Into the bright kitchen, which is fully fitted with modern wall and base units and boasts integral appliances to include fridge/freezer, washing machine and dishwasher. Into the lounge/dining room with French doors leading onto the rear garden, and allows for plenty of space for dining. There is also a useful understairs cupboard.

On the first floor are two double bedrooms, one with a built in cupboard and the other with fitted wardrobes, and the modern bathroom.

Outside, the rear garden creates the perfect space for entertaining to take place with a patio area and lawn, and is enclosed by fencing with gated side access.

Within this sought after development are plenty of open green spaces, a park, and pathways leading to countryside walks, allowing for a sense of community. The home is very well positioned in Hailsham, which is a market town with excellent amenities to include Doctors surgery's, Dentists, small local and





**Entrance Hall** - 3m x 1.09m (9'10" x 3'7")- Casement door to front. Vinyl flooring laid in a herringbone style. Radiator. Stairs leading to first floor.

**Cloakroom** - 1.75m x 0.86m (5'9" x 2'10")- Double glazed opaque window to side. Vinyl flooring laid in a herringbone style. Radiator. Wash hand basin with tiled splashback and W.C.

**Kitchen** - 3.68m x 1.75m (12'1" x 5'9")- Double glazed window to front with fitted blinds. Vinyl flooring laid in a herringbone style. Fully fitted with a range of modern shaker style wall and base units housing integral appliances to include fridge/freezer, washing machine and dishwasher. Built in electric oven. Work surfaces with inset 4 burner electric hob with glass splashback and fitted stainless steel cooker hood, and stainless steel sink and drainer unit with mixer taps.

**Lounge/Dining Room** - 5.18m x 3.89m (17'0" x 12'9")- Double glazed French doors leading to rear garden. Built in understairs cupboard. Carpeted. Radiator. Telephone point. TV point.

**First Floor Landing** - 1.24m x 1.14m (4'1" x 3'9")- Carpeted. Loft access.

**Bedroom One** - 4.04m x 3.84m (13'3" x 12'7")- Two double glazed windows to rear with fitted blinds. Fitted wardrobes. Carpeted. Radiator.

**Bedroom Two** - 3.89m x 3.38m (12'9" x 11'1")- Two double glazed windows to front with fitted blinds. Built in cupboard. Carpeted. Radiator.

**Bathroom** - 1.85m x 1.68m (6'1" x 5'6")- Laminate flooring and partially tiled walls. Towel rail. Extractor fan. White suite comprising of bath with mixer taps and shower over with fitted glazed screen, wash hand basin and W.C.

**Driveway & Front Garden**- Large driveway providing ample off road parking. Lawned area with flower beds.

**Rear Garden**- Mainly laid to lawn with patio area. Fencing surrounds with gated side access.



### 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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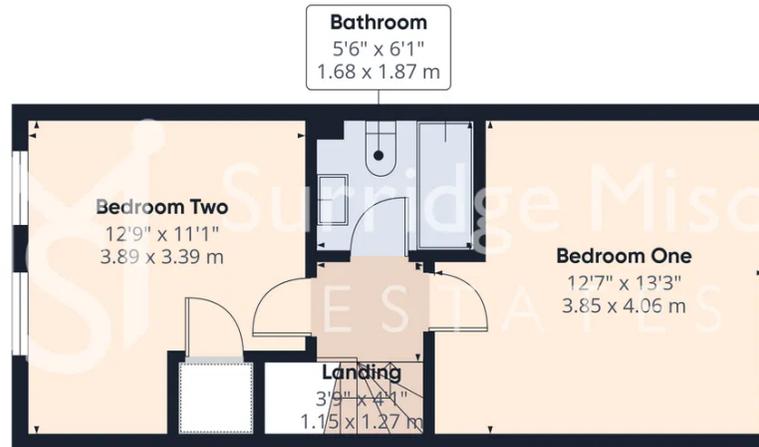
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Company Registration Number 14506438

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.



Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
704 ft<sup>2</sup>  
65.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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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