



**CHAIN FREE** A spacious three bedroom semi-detached home with parking and gardens in North Hailsham. The property is positioned in a cul-de-sac location and within easy reach of local schools, parks and amenities.

The property benefits from double glazing throughout and gas central heating with a lovely open plan ground floor bringing two reception rooms together and opening to the kitchen creating a sociable and practical space on the ground floor. The dining room has lovely wide doors to the rear garden which is split into two levels with paved patio and artificial grass.

Upstairs are three good sized bedrooms and a spacious bathroom. The front of the property has been block paved to allow for ample off road parking.

**Guide Price £280,000-£295,000**  
**Tenure Freehold | Council Tax Band- C**



41 Oaktree Way, Hailsham, BN27 1JJ

**Entrance Hall**- Double glazed door to side and double glazed window to front. Laminate flooring. Built in cloaks cupboard. Radiator. Stairs leading to first floor.

**Lounge** - 4.78m x 2.57m (15'8" x 8'5")- Double glazed window to front. Carpet flooring. Radiator. TV point. Open to dining room.

**Dining Room** - 5.03m x 3.18m (16'6" x 10'5")- French doors leading to rear garden. Understairs cupboard. Carpet flooring. Radiator. Open to kitchen.

**Kitchen** - 4.17m x 1.78m (13'8" x 5'10")- Double glazed window to rear. Vinyl flooring and partially tiled walls. Boiler. Fully fitted with a range of black gloss wall and base units with space and plumbing for washing machine and fridge/freezer. Space for cooker. Work surfaces with inset stainless steel 1 and 1/2 bowl sink and drainer unit. Fitted cooker hood with brushed stainless steel splashback.

**First Floor Landing**- Loft access.

**Bedroom One** - 4.06m x 3.18m (13'4" x 10'5")- Double glazed window to rear. Radiator.

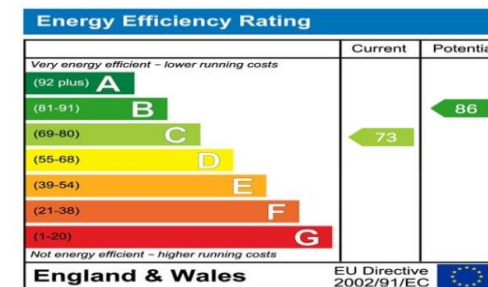
**Bedroom Two** - 3.66m x 3.18m (12'0" x 10'5")- Double glazed window to front. Radiator.

**Bedroom Three** - 2.39m x 2.29m (7'10" x 7'6")- Double glazed window to front. Radiator.

**Bathroom**- Double glazed opaque window to rear. Tiled flooring and partially tiled walls. Inset spotlights. Towel rail. Modern suite comprising of bath with mixer taps and shower over, wash hand basin and W.C.

**Driveway**- Block paved driveway.

**Rear Garden**- Laid to artificial 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>

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.



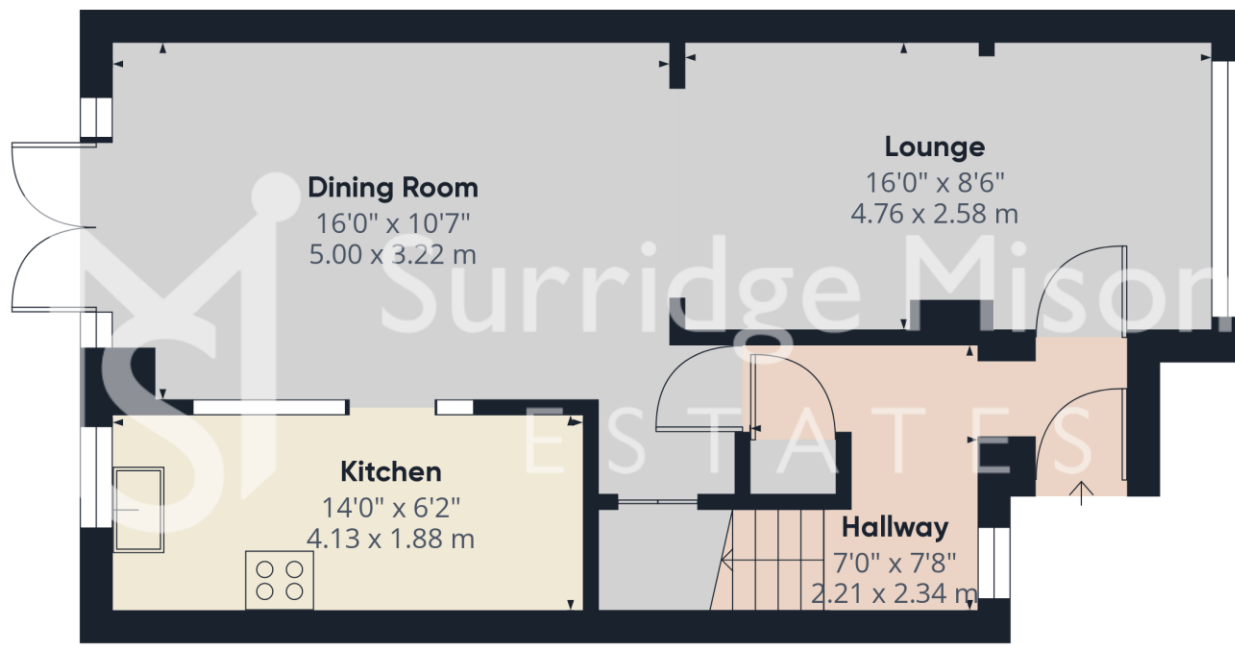
01323 460617

[info@surridgemison.com](mailto:info@surridgemison.com)

[www.surridgemison.com](http://www.surridgemison.com)

66 High Street, Westham, Pevensey, BN24 5LP

Company Registration Number 14506438

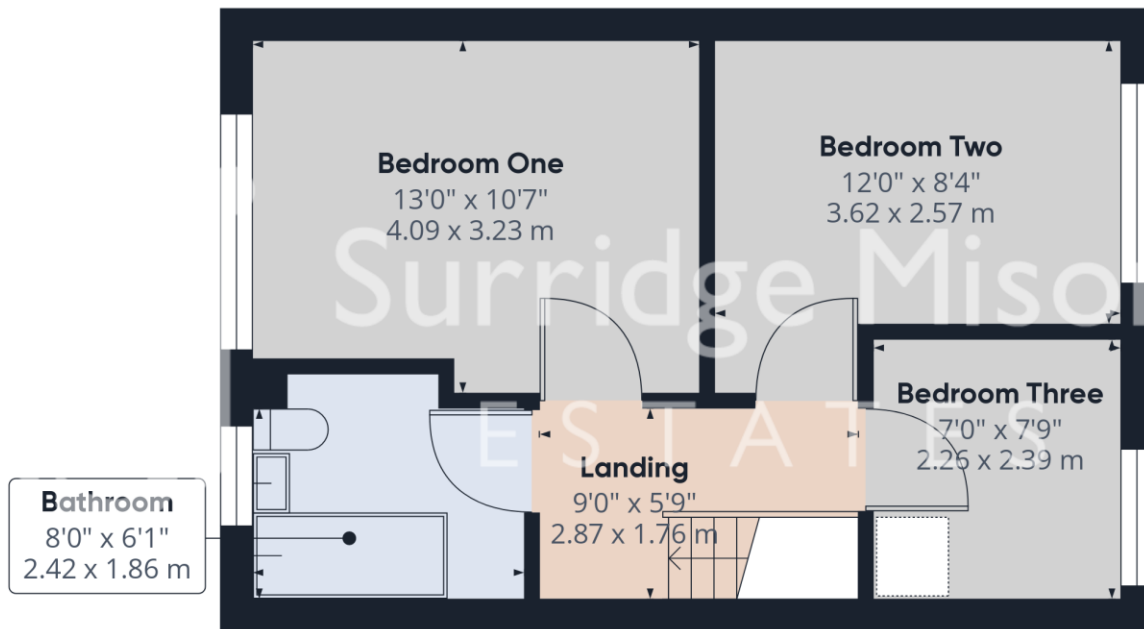


Floor 0

Approximate total area<sup>(1)</sup>

881.13 ft<sup>2</sup>

81.86 m<sup>2</sup>



Floor 1

(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.

GIRAFFE360

