



New Road  
Hailsham, BN27 4EW

£550,000 Freehold

Wyatt  
Hughes

## NEW ROAD, HAILSHAM, BN27 4EW

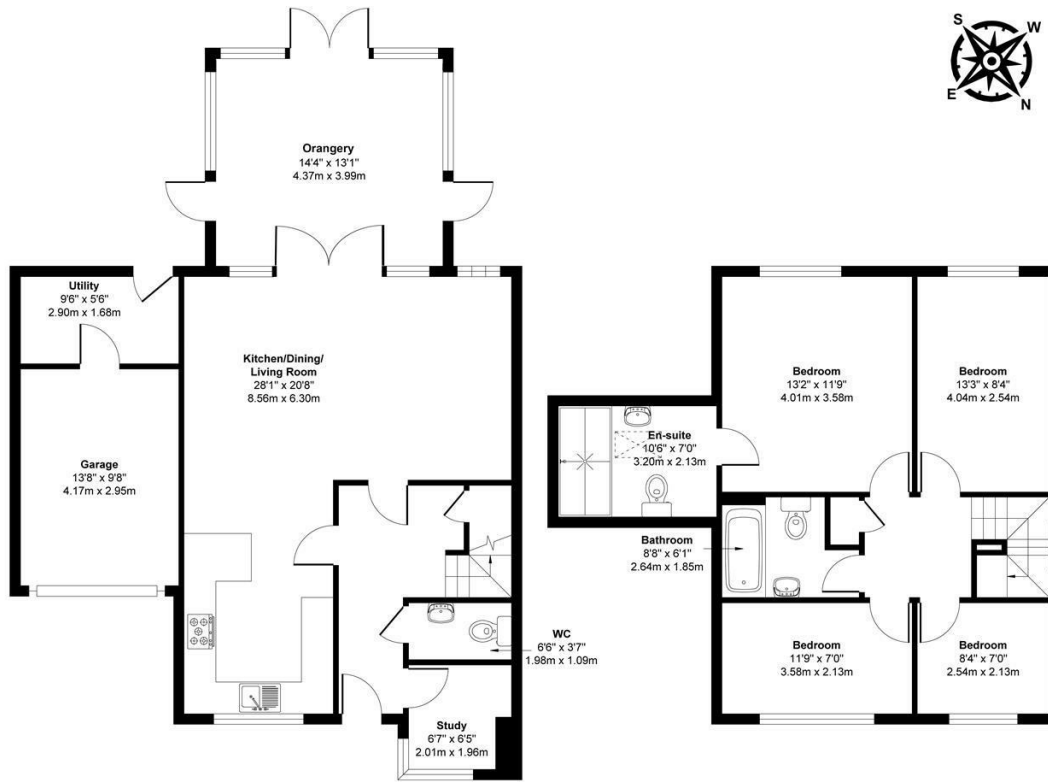
£550,000 £550,000 FREEHOLD



• EPC RATING B • TAX BAND E • FOUR BEDROOM DETACHED HOUSE • VERY WELL PRESENTED THROUGHOUT • GARAGE AND OFF ROAD PARKING • PRIVATE REAR GARDEN • MASTER BEDROOM WITH LARGE ENSUITE SHOWER ROOM/WC • SPACIOUS LIVING/DINING ROOM • ORANGERY LEADING OUT TO THE GARDEN • 1637 SQ FT

# The Field

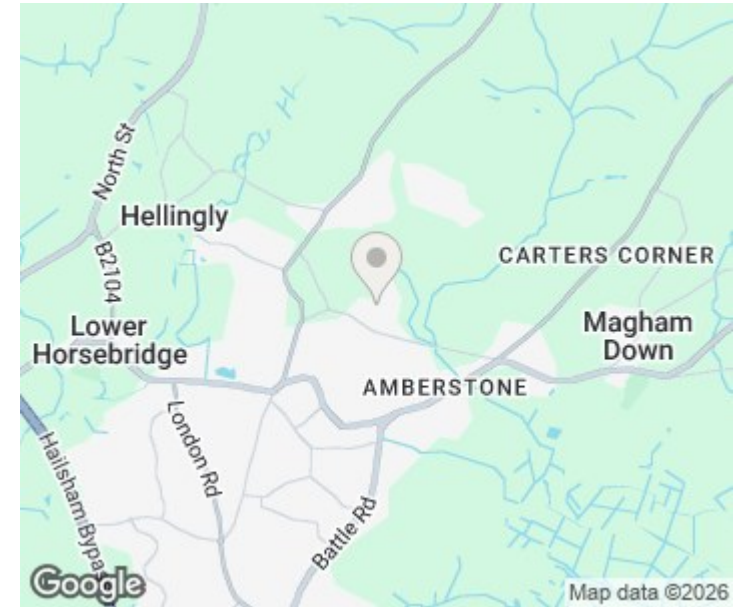
Approximate Gross Internal Floor Area  
1637 sq. ft / 152.08 sq. m



GROUND FLOOR

FIRST FLOOR

Produced By Picpreview.co.uk Ltd.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>84</b>	

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

# Wyatt Hughes

