

- 3D Virtual Tour
- Only 8 Years Old
- Stunning Throughout
- West Facing Garden
- Pizza Oven/BBQ
- Kitchen-Diner
- Overlooking Public Green
- Gas Central / Underfloor Heating
- Driveway Parking
- CHAIN FREE



Freehold  
**£300,000**

 2 BEDROOM

 2 RECEPTION

 1 BATHROOM

 0 GARAGE

Farne Close, Hailsham

# Farne Close, Hailsham

## DESCRIPTION

An outstanding, nearly new home that has been built and finished to an exceptional standard throughout. Quite simply, one of the best two bedroomed estate houses you will see.

The current owner has poured serious thought and attention into every detail, and it shows. From the moment you step inside, it feels sharp, modern and incredibly well put together.

The layout works perfectly. Entrance hall, comfortable lounge, then through to a brilliant kitchen diner that looks straight out over the garden, ideal for day to day living and entertaining alike. There is also a handy ground floor WC.

Outside is where this one really sets itself apart. The rear garden is a real wow factor. Designed to be low maintenance but high impact, with patio, smart borders and a resin bonded seating area at the rear, all connected by a pathway. You have a built in pizza oven and BBQ, fixed seating, a shed, and an open outlook across a large green space behind. It is south westerly facing as well, so you get the best of the sun into the evening.

Upstairs are two well sized bedrooms, both with built in storage, and a contemporary bathroom with both bath and shower.

There is also a driveway to the front providing off road parking.

A seriously impressive home, finished properly, with a garden that is hard to beat.



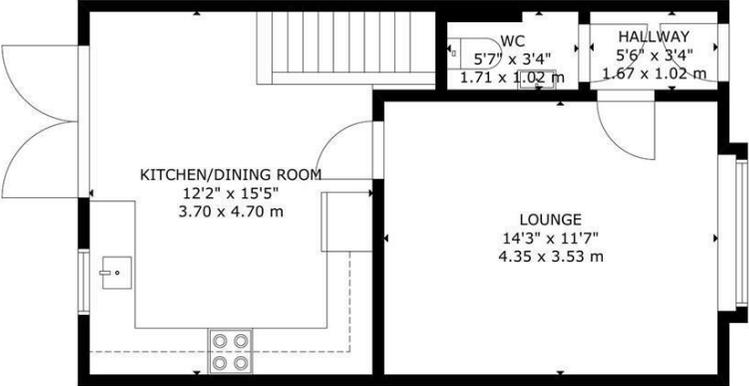


Farne Close, Hailsham

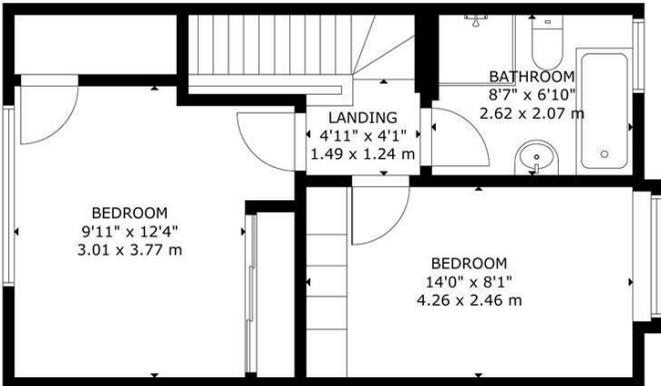
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# Farne Close, Hailsham



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 77 m<sup>2</sup>/831 sq.ft  
 FLOOR 1: 39 m<sup>2</sup>/420 sq.ft, FLOOR 2: 38 m<sup>2</sup>/411 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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