



- 3D Virtual Tour
- Link Detached Family Home
- Dual Aspect Lounge Dining Room & Conservatory
- Fitted Kitchen
- Office & Snug
- Three Double Bedrooms
- Modern Bathroom/WC
- Off Road Parking
- Nice Size Rear Garden
- Viewing Advised



Freehold

£360,000

Offers Over

 4 BEDROOM

 3 RECEPTION

 1 BATHROOM

 0 GARAGE

Sycamore Drive, Hailsham



# Sycamore Drive, Hailsham

## DESCRIPTION

UNEXPECTEDLY RE-AVAILABLE | 3D Virtual Tour | Link Detached Family Home | Popular Location | Viewing Advised | Three Double Bedrooms | Lounge/Dining Room | Conservatory | Off Road Parking | Snug/Office Space |

Stevens and Carter Estate Agents are pleased to bring to the market this well presented family home situated in this popular and desirable location. Positioned within walking distance to local shops and bus links to Eastbourne and beyond it is the perfect setting to call home.

## ROOM DIMENSIONS

Entrance Hall 3.05m x 2.13m (10'0 x 7'0)

Lounge 4.17m x 3.66m (13'8 x 12'0)

Dining Area 3.38m x 3.18m (11'1 x 10'5)

Conservatory 3.10m x 2.90m (10'2 x 9'6)

Kitchen 3.71m x 2.59m (12'2 x 8'6)

Study 2.95m x 2.82m (9'8 x 9'3)

Snug 3.10m x 2.67m (10'2 x 8'9)

Ground Floor WC 1.83m x 1.24m (6'0 x 4'1)

First Floor Landing 5'8 x 5'11

Bedroom One 3.61m x 2.77m (11'10 x 9'1)

Bedroom Two 3.63m x 2.79m (11'11 x 9'2)

Bedroom Three 3.10m x 2.64m (10'2 x 8'8)

Bathroom/WC 3.07m x 1.80m (10'1 x 5'11)

Front & Rear Gardens

Off Road Parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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