



Gardner Street
Hailsham, BN27 4LA

Offers invited £475,000 Freehold

Wyatt
Hughes

GARDNER STREET, HAILSHAM, BN27 4LA

OFFERS INVITED £475,000 £475,000 FREEHOLD

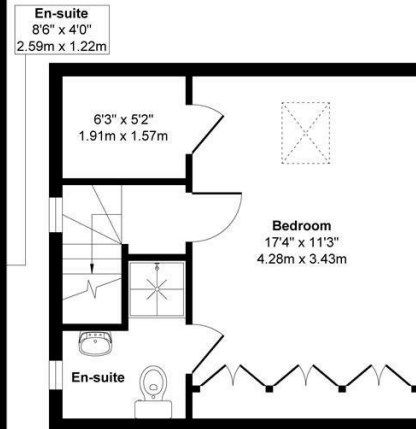
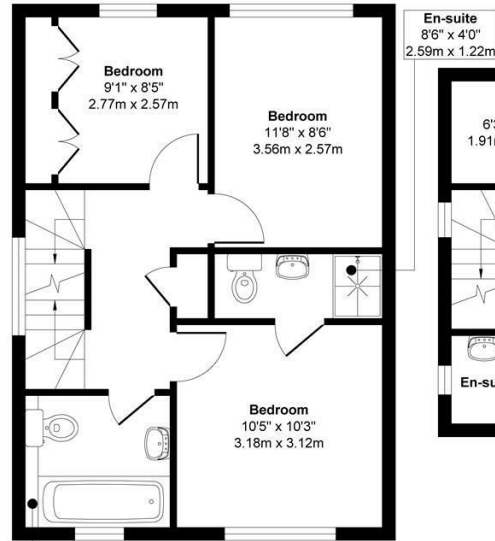
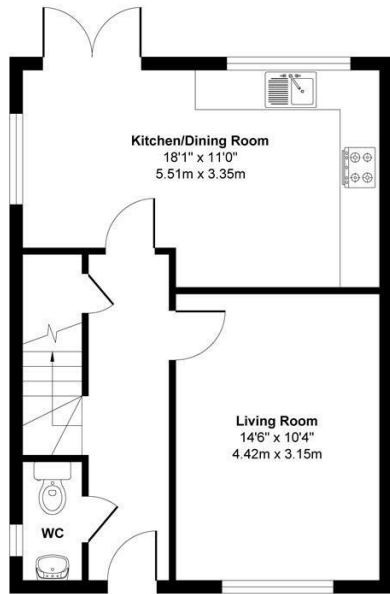


• EPC RATING B • TAX BAND F • 1248 SQ FT • CONFIGURED OVER THREE FLOORS • THREE BATHROOMS AND GF WC • BEAUTIFULLY PRESENTED THROUGHOUT • REMINDER OF NEW BUILD WARRANTY • CONVENIENTLY LOCATED WITHIN THE HEART OF THIS DESIREABLE VILLAGE • TWO ALLOCATED PARKING SPACES • POTENTIAL TO EXTEND SUBJECT TO USUAL PLANNING CONSENTS



Halden House

Approximate Gross Internal Floor Area
1248 sq. ft / 115.94 sq. m



Produced By Picpreview.co.uk Ltd.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

