



Angela Marden
ESTATE AGENTS



Goldring Avenue, Hellingly, BN27 4BX

Asking Price: £350,000

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

Goldring Avenue, Hellingly, Hailsham, East Sussex, BN27 4BX

Barely just 12 YEARS OLD this house has had a complete facelift from the current owners with BESPOKE KITCHEN having been fitted, improvements to bathrooms and UPGRADED DECOR throughout, you will be left feeling as if you're walking into a BRAND NEW HOME! Even the front garden has been paved to provide PARKING ADDITIONAL TO THE DRIVEWAY & GARAGE!

The bright and airy accommodation comprises on the ground floor, entrance hallway, living room with large storage cupboard, dining area, fully refitted, luxury kitchen and cloakroom. To the first floor you will find a master bedroom suite with large built in wardrobes and en suite, a second double bedroom and a third single room along with the modern family bathroom, and another handy storage cupboard in the landing.

Externally the rear garden has been thoughtfully landscaped to provide a patio area ideal for entertaining, and a slightly raised seating area ideal for a spot of alfresco dining! Having low maintenance artificial turf, but still with plenty of space to plant thanks to the well-kept borders, this space offers the best of both worlds, and comes with a storage shed too.

There is a dry, secure garage here with driveway to the front which could provide parking for up to two cars, and what was originally the front garden has been paved to provide an additional third parking space for this house as well.

This Immaculate and beautifully presented home in Roebuck Park development, is in the pretty Sussex village of Hellingly with its Church, excellent local schools, bus links, and rural walks in peaceful countryside. Hellingly Country Park is just within touching distance with its 38 acres of parkland & ancient woodland, providing plenty of open walking spaces, ponds, play parks, sports pavilion and cricket pitch. Roebuck Park is truly a delightful environment in which to relax and unwind.

Rooms

GROUND FLOOR

- Entrance Hall
- Living Room 17'3" x 12'1" (5.26m x 3.68m)
- Kitchen Area 12'1" x 7'6" (3.68m x 2.29m)
- Dining Area 12'1" x 8'1" (3.68m x 2.46m)
- Cloakroom

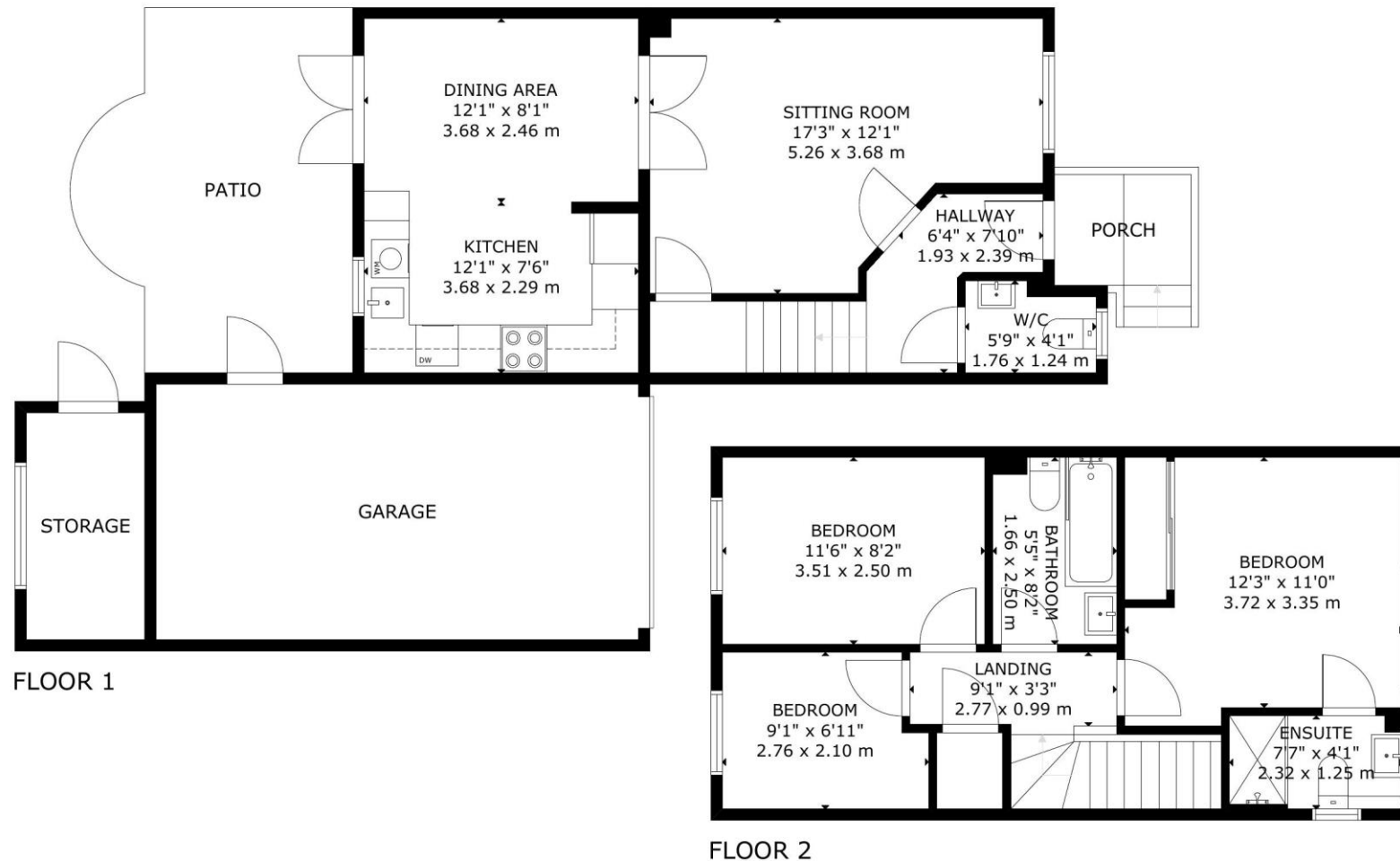
FIRST FLOOR

- Landing
- Bedroom One 12'3" x 11 (3.73m x 11)
- En Suite
- Bedroom Two 11'6" x 8'2" (3.5m x 2.5m)
- Bedroom Three 9'1" x 6'11" (2.77m x 2.1m)
- Bathroom

OUTSIDE

- Driveway Parking
- Garage
- Rear Garden





GROSS INTERNAL AREA
 TOTAL: 87 m²/934 sq.ft
 FLOOR 1: 44 m²/472 sq.ft, FLOOR 2: 43 m²/462 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY