



The Derby Meadow Views, Hailsham BN27 2BY

welcome to The Derby Meadow Views, Hailsham

- Brand New Five Bedroom Detached Family Home
- Garage and Off Road Parking
- En suite and Dressing area to Master Bedroom
- Open Plan Kitchen / Dining and Living Room
- High quality finish throughout

Tenure: Freehold EPC Rating: Exempt

£625,000

* PART EXCHANGE AVAILABLE - DISCUSS PART EXCHANGE AND OUR ARRAY OF INCENTIVES NOW *The Derby. A sizeable five bedroom family home, boasting dressing area and en suite to master, open plan kitchen/dining/family room and garage alongside off road parking!



Entrance Hall
Living Room
Study
Utility Room
Kitchen/ Dining / Family Room
Stairs To First Floor Landing
Master Bedroom
Dressing Area
En-Suite
Bedroom Five
Bedroom Four
Bathroom
Stairs To Second Floor Landing
Bedroom Two
Bedroom Three
Shower Room
Rear Garden
Garage & Off Road Parking
Disclaimer

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Property Ref:
HAI110778 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk