

01825 703000 / 01892 489000  
info@peteroliverhomes.co.uk

Peter Oliver



Lewes Road, Halland, TN22 1RN

- ▼ Superb New Development
- ▼ 2/3 Double Bedrooms
- ▼ 3 Bathrooms with 2 Being En-Suite
- ▼ Over 1250 sq ft
- ▼ Sunny Rear Gardens With Uninterrupted
- ▼ Highly Energy Efficient



**EPC RATING**

Current:

89 | B

Potential:

99 | A

**£450,000**



## Lewes Road, Halland, TN22 1RN

A unique opportunity to acquire a new build property in the sought after village of Halland, conveniently located by road to Uckfield, Haywards Heath, Lewes and Ringmer. The local pub, garden centre with cafe and shop are all a short walk away. This attractive family home provides excellent accommodation of over 1250sq ft and is sold with a private garden with stunning un interrupted views over open fields. Open plan living space with double doors leading onto a much larger than average Indian Sandstone terrace. Kitchen with fully integrated appliances including oven, separate built in microwave and grill, dishwasher, washer dryer, induction hob, fridge freezer. On the first floor you'll find the master bedroom with fully tiled wet room together with second bedroom/home office and family bathroom. Further double bedroom with en suite shower room on the second floor. This highly energy efficient house is fitted with an air source heat pump ensuring low bills and low Carbon emissions. Fibre Optic Broadband with Cat 6 cabling throughout guarantees super fast internet. Some further features include LED lighting, USB and ariel points, outside sockets, garden lighting etc All houses on the development come with two allocated parking bays and there is ample visitor parking. Each house has it's own dedicated car charging point. These houses are a must see house for anyone looking for a new build home with a high end finish in an idyllic location.

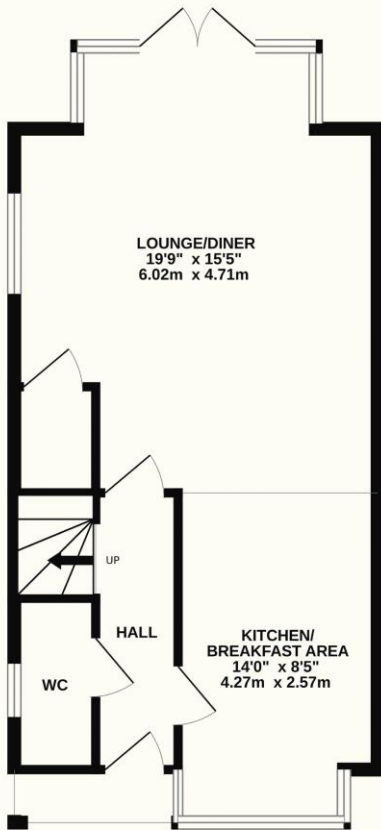
Uckfield: 01825 703000  
Crowborough: 01892 489000  
Lettings: 01825 701030  
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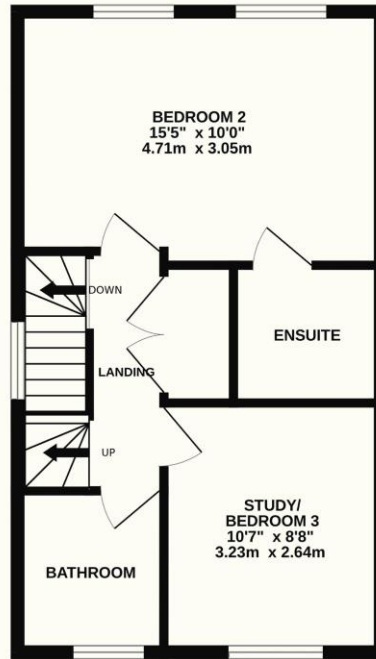




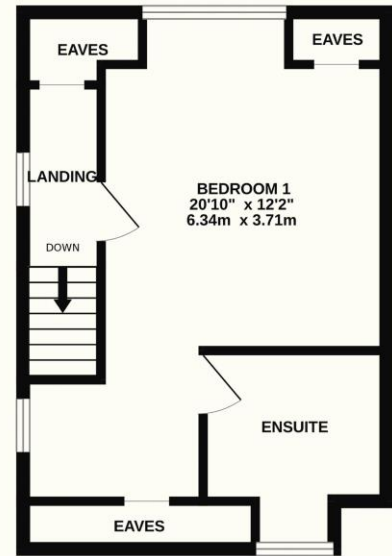
GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (116.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: New Build - TBC

MAINTENANCE/SERVICE CHARGE: New Build - TBC

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