



2 Bulrush Lane, Hellingly

Hailsham

Guide Price £630,000



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Hellingly, Hailsham

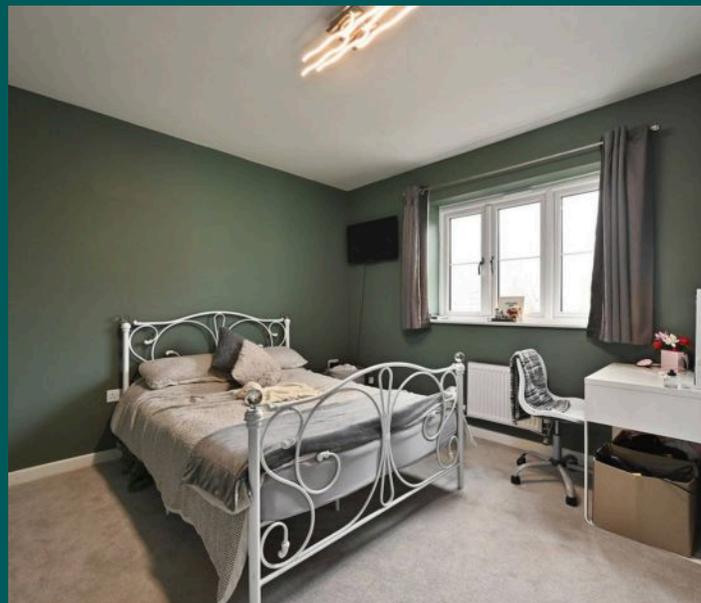
Spacious five bedroom detached home with open plan kitchen, two en suites, study, double garage, parking, and garden in a sought after development near amenities and schools. Early viewing advised. Council Tax band: F

Tenure: Freehold

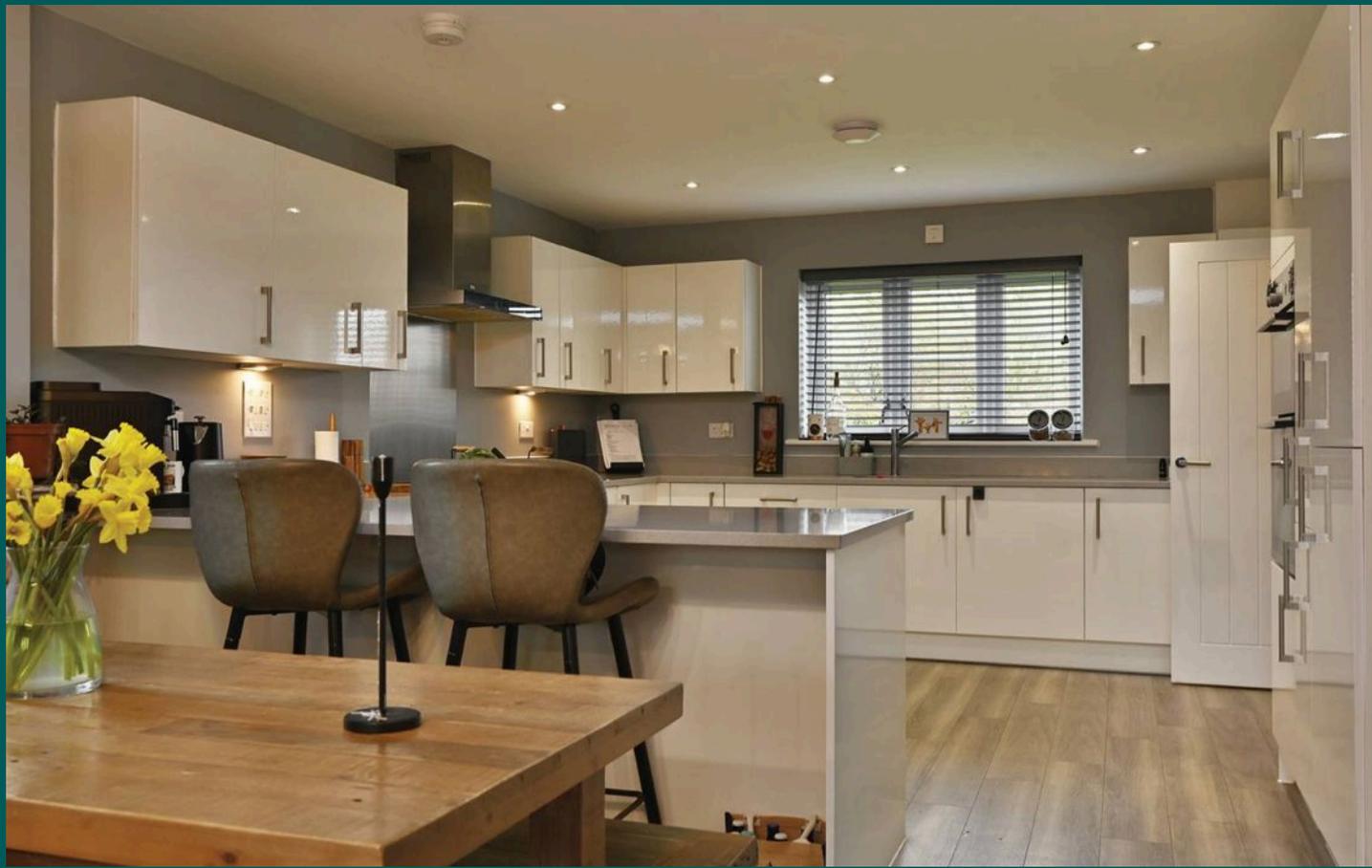
EPC Energy Efficiency Rating: B

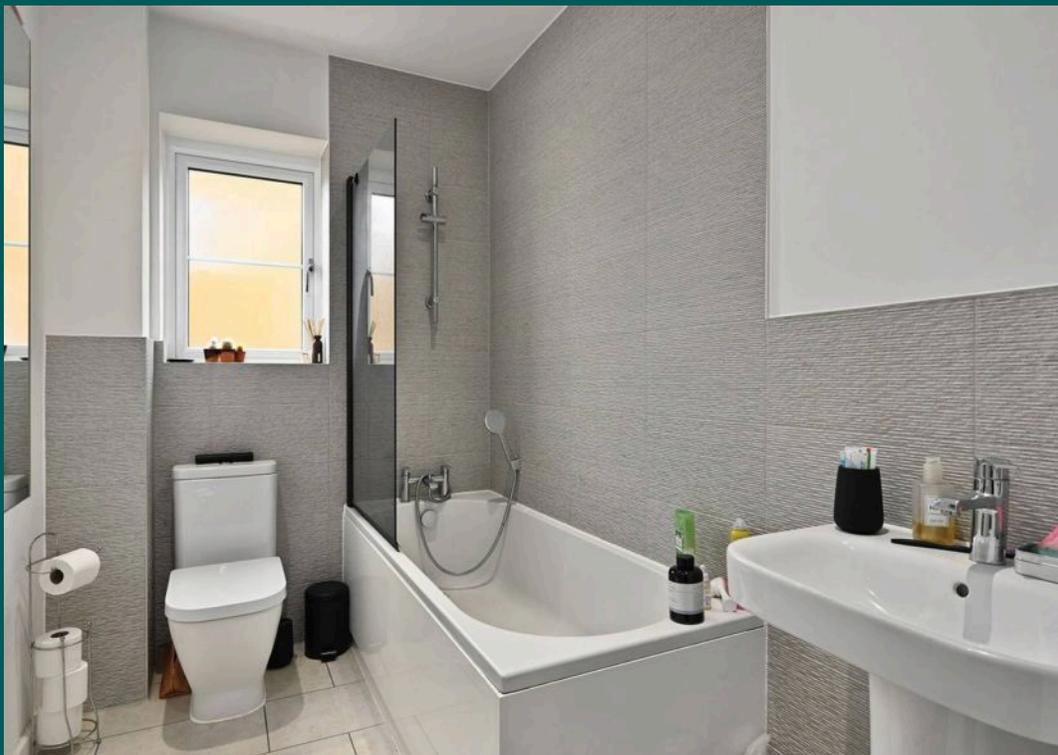
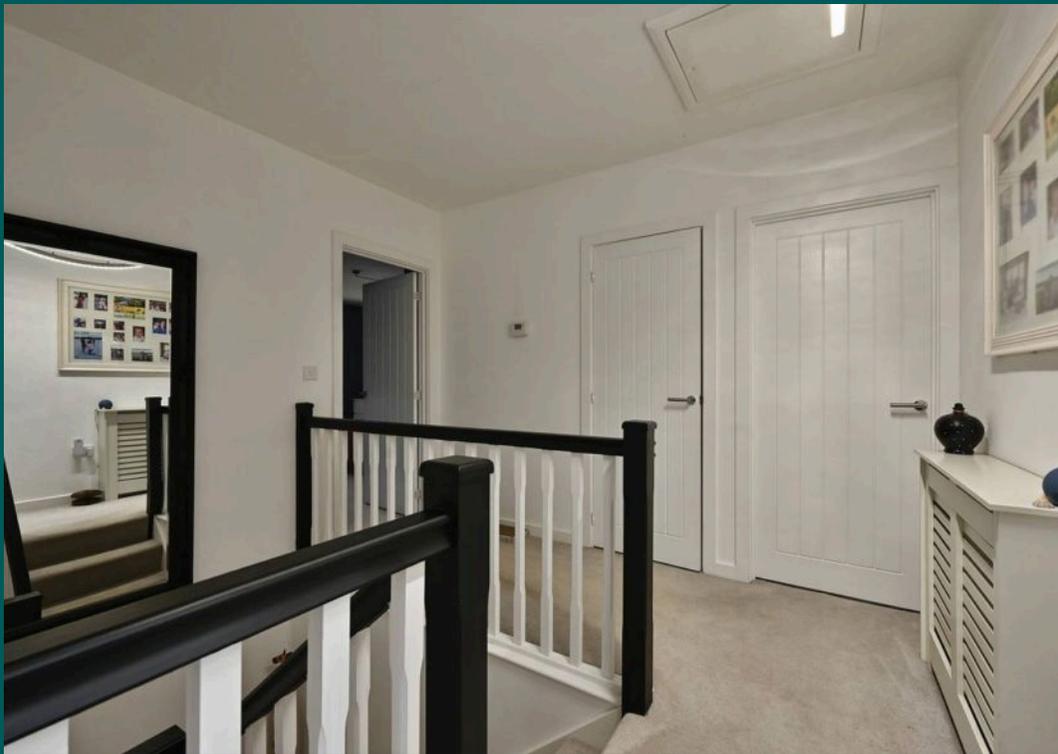
EPC Environmental Impact Rating: B

- Exceptionally spacious 5 bedroom detached family home
- Three bathrooms including two en suites and cloakroom
- 33 foot open plan kitchen/dining room/family room
- Separate utility room
- Two sets of patio doors leading onto the rear garden
- Log burning stove & downstairs study
- Double garage with off road parking for multiple cars
- Highly sought after development



This exceptionally spacious five bedroom detached family home presents an outstanding opportunity for those seeking versatile and contemporary living in a highly sought after development. The property is thoughtfully arranged to accommodate modern family life, boasting a remarkable 33 foot open plan kitchen, dining room and family room, which serves as the heart of the home. This impressive space is perfect for both every-day living and entertaining, with patio doors that flood the area with natural light and create a seamless connection to the rear garden. The kitchen is beautifully appointed with a range of quality units and integrated appliances, complemented by a separate utility room that provides additional storage and laundry facilities. The ground floor also features a welcoming living room with a patio doors connecting to the rear garden and a charming log burning stove, ideal for cosy evenings, as well as a dedicated study that is perfect for those working from home or requiring a quiet retreat. Upstairs, the accommodation continues to impress with five generously proportioned bedrooms, two of which benefit from luxurious en suite shower rooms, while the remaining bedrooms are served by a stylish family bathroom. A cloakroom on the ground floor adds further convenience for guests and residents alike. The property offers practical benefits including a double garage and off road parking for multiple cars, ensuring ample space for family vehicles and visitors. Finished to a high standard throughout, this home combines elegant design with practical touches, including quality flooring, double glazing and efficient heating systems. Located within a prestigious development renowned for its community feel and proximity to excellent local amenities, schools and transport links, this property is ideally suited to growing families or those seeking extra space without compromising on style or location. With its generous room sizes, flexible layout and premium features, this detached residence represents a rare opportunity to acquire a substantial family home in one of the area's most desirable settings. Early viewing is highly recommended to fully appreciate the exceptional space and quality on offer.





# Bullrush Lane, BN27

Approximate Gross Internal Area = 175.3 sq m / 1888 sq ft

Approximate Garage Internal Area = 12 sq m / 130 sq ft

Approximate Total Internal Area = 187.3 sq m / 2018 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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