

HURST GREEN

EAST SUSSEX



6 McMichaels Way, Hurst Green East Sussex TN19 7HJ

This striking family home provides spacious accommodation presented in immaculate order throughout and occupies a peaceful cul-de-sac setting within the sought after East Sussex village of Hurst Green.

The accommodation consists of an entrance hall, a sitting room with fireplace and doors leading to the garden, family room, study, kitchen/dining room, utility room, cloakroom and entrance to the double garage on the ground floor.

On the first floor there is a master bedroom with ensuite bath and shower room, four further bedrooms, one with ensuite shower room and a family bathroom.

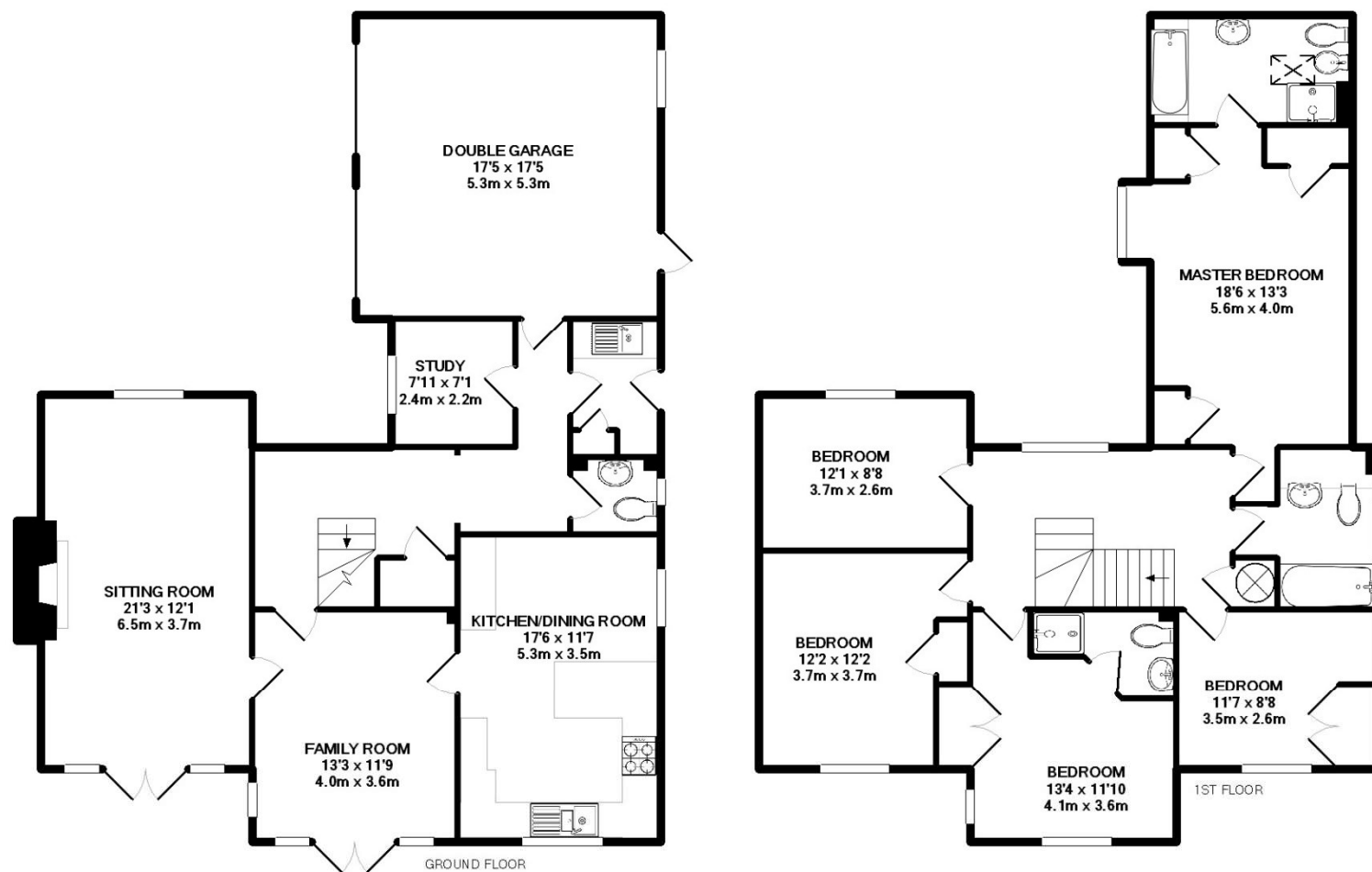
Outside, the partially walled garden is laid to lawn with a terrace and well stocked mature flower and shrub beds, there is also a Summer House.

- Striking Family Home
- Sitting Room with Fireplace
- Family Room
- Kitchen/Dining Room
- Study, Utility Room and Cloakroom
- Master Bedroom with Ensuite
- Four Further Bedrooms, One Ensuite
- Integral Double Garage
- Enclosed Garden with Terrace
- Summer House









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (including garage) 2180.8SQ.FT. (202.6SQ.M)
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily included in the sale)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate



6, McMichaels Way, Hurst Green, ETCHINGHAM, TN19 7HJ

Dwelling type: Detached house Reference number: 8790-9654-1829-3427-9963
 Date of assessment: 25 November 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 November 2016 Total floor area: 225 m²

Use this document to:

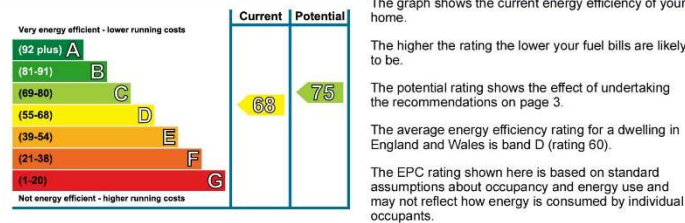
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,776
Over 3 years you could save	£ 360

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 516 over 3 years	£ 309 over 3 years	
Heating	£ 3,759 over 3 years	£ 3,837 over 3 years	
Hot Water	£ 501 over 3 years	£ 270 over 3 years	
Totals	£ 4,776	£ 4,416	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£80	£ 168	
2 Solar water heating	£4,000 - £8,000	£ 189	
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 876	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity, gas, water and drainage.

Rother District Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



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