



**London Road, Hailsham BN27 3BU**



**welcome to**

**London Road, Hailsham**

A beautifully presented 1920's detached home, thoughtfully modernised while retaining its character, ideally located, with 200ft large rear garden, landscaped entertaining areas, outbuilding incorporating a study, utility, and WC, plus the standout feature being a stunning contemporary kitchen.



## Entrance Hall

## Lounge

13' 8" x 11' 3" (4.17m x 3.43m)

## Kitchen/ Diner

18' 6" x 17' 9" (5.64m x 5.41m)

## Sitting Room

18' 6" x 11' 5" (5.64m x 3.48m)

## First Floor Landing

## Master Bedroom

16' 10" x 13' 7" (5.13m x 4.14m)

## En Suite

8' 4" x 4' 10" (2.54m x 1.47m)

## Bedroom 2

13' 9" x 11' 5" (4.19m x 3.48m)

## Bedroom 3

11' 6" x 9' 7" (3.51m x 2.92m)

## Bedroom 4

9' 7" x 9' 3" (2.92m x 2.82m)

## Outside

## Gated Gravel Driveway

## Hobby Room/ Office

9' 9" x 9' 1" (2.97m x 2.77m)

## Utility Room

9' 9" x 6' 3" (2.97m x 1.91m)

## W.C

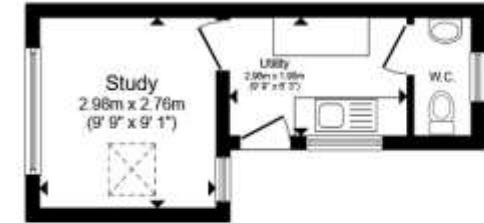
## Large Private Rear Garden



**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 158.2 m<sup>2</sup> (1,702 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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welcome to

## London Road, Hailsham

- Beautifully Presented and Extended 1920's Detached Home
- Large rear garden extending to approximately 200ft
- Versatile outbuilding incorporating a study, utility, and WC
- Stunning contemporary kitchen with central island
- Gated Driveway with ample parking
- Four Double Bedrooms
- Master Bedroom with En-suite, Dressing Area and Juliet Balcony
- Possibility of being Chain Free

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £540,000



Please note the marker reflects the postcode not the actual property

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