



3 bedroom Detached | £350,000

Victoria Road, Hailsham, East Sussex, BN27 2AY

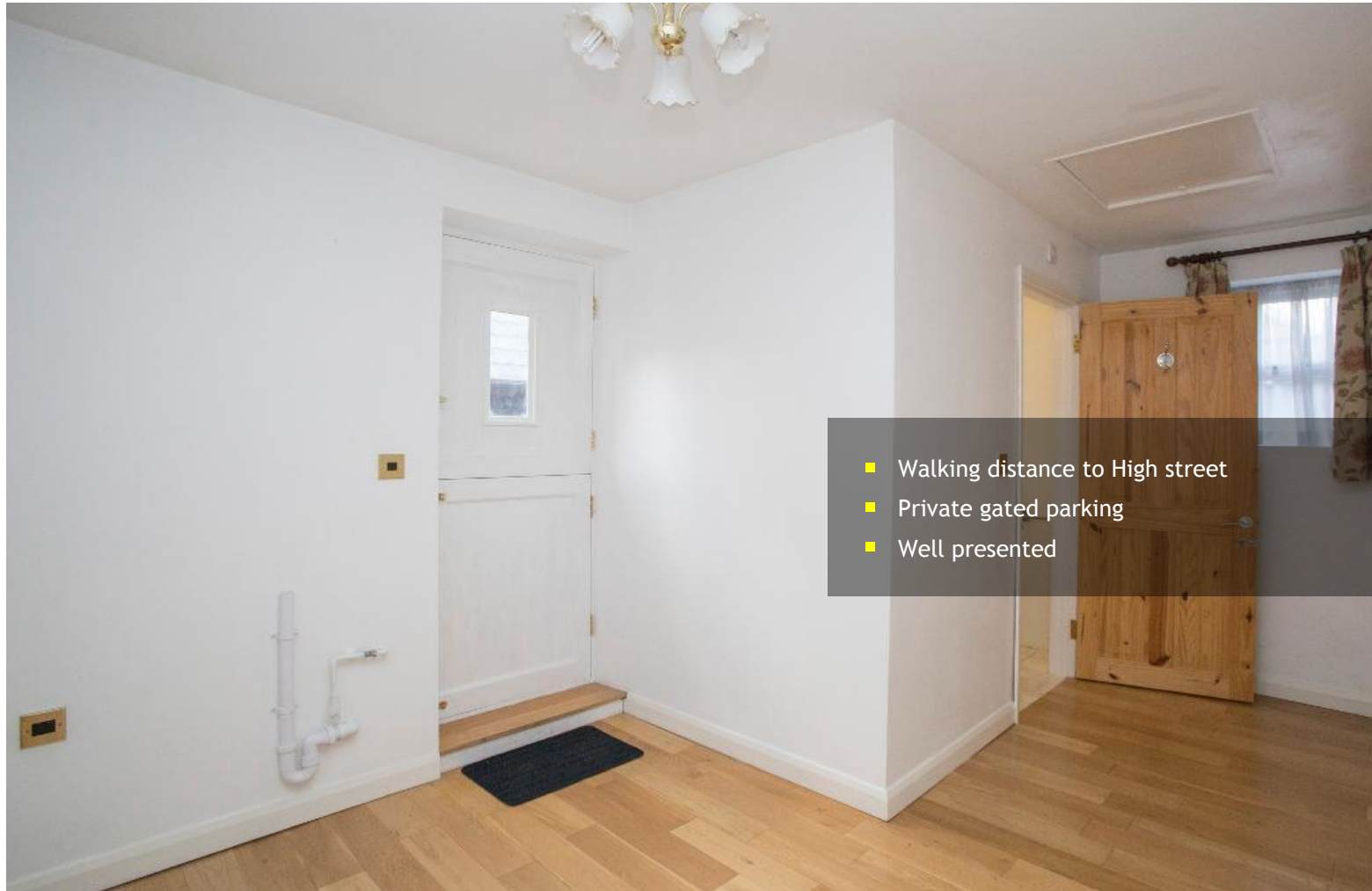
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Description

Well-presented 3-bedroom detached home, situated in the heart of a popular and bustling market town, complete with off-road parking. This charming three-bedroom detached house boasts character features and comprises a fitted kitchen, breakfast room, living room, three double bedrooms, and two bathrooms. It also includes the added benefit of off-road parking with an electric gated entrance and an open cart lodge. The property's front door opens to an entrance hallway to a sitting room with an attractive open fire, a cupboard housing the fuse board, and fitted carpets. The breakfast room features an alcove, a cupboard, fitted carpets, and is open to the galley kitchen, which includes a range of wall and base units with ample working surfaces, an electric oven, gas hob, extractor fan, under stairs cupboard, sink, and plumbing for a dishwasher and washing machine. The downstairs bedroom boasts loft storage, a stable side door leading to the patio and parking, and an en suite with a shower cubicle, WC, basin, extractor fan, and obscured window.

On the first floor, stairs lead to a landing with loft access and fitted carpets. There is also a family bathroom with a heated towel radiator, panelled bath with an overhead shower, wash basin, WC, and obscured window. The master bedroom offers a double aspect and fitted carpets, while the second bedroom has a cupboard housing the boiler, fitted wardrobe, and carpets.

Externally, the property benefits from an electrically operated gated entrance with



- Walking distance to High street
- Private gated parking
- Well presented

ample parking, a cart lodge, and a patio area. It is worth noting that these details have been prepared as a general guide and do not form part of a contract.

Agents notes: No detailed survey has been conducted, and the services, appliances, and specific fittings have not been tested. The room sizes are approximate and should not be relied upon. Any verbal statements or information given about this property should not be relied upon and should not form part of a contract or agreement to purchase.

In a good residential area within walking distance of the Cuckoo trail and the town centre with its range of shops & amenities to include supermarkets, cinema and leisure centre. Victoria Road is adjacent to Deer Paddock Lane. We understand the paddock next to the house that now forms part of the grounds of the fire station, was once a Deer Paddock for the benefit of Cortlandt, a grand Georgian house, linked to the American Revolution, now split into business lets. The south coast at Eastbourne is about 10 miles and the nearest main line stations are at Polegate and Berwick both about 15 mins by car. The property is on a bus route and is within walking distance of the local general stores.

Directions: Directions to the property involve heading south through Hailsham high street and taking the third exit at the roundabout, then staying on George St. Turn left onto Victoria Rd, and the property will eventually be seen on the right-hand side.







Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Ground Floor

- Front door to:
- Entrance hall
- Sitting room - 15' 7" x 11' 10" (4.75m x 3.62m)
- Breakfast Room - 12' 2" x 10' 9" (3.71m x 3.28m)
- Galley Kitchen - 16' 11" x 4' 9" (5.17m x 1.45m)
- Downstairs bedroom - 14' 11" x 9' 1" (4.56m x 2.78m)
- En suite

First Floor

- Stairs to Landing
- Family bathroom
- Master Bed - 15' 4" x 11' 11" (4.69m x 3.64m)
- Bedroom - 11' 10" x 9' 6" (3.62m x 2.92m)

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