


- 3D Virtual Tour
- Full Planning/Building Regs Approval
- Characterful
- Favoured London Road
- Generous Plot
- Driveway & Garage
- Over Three Floors
- Amenities and Schools Walkable
- Bus Route
- EV Charging Point



Freehold  
**£525,000**

 4 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

London Road, Hailsham



# London Road, Hailsham

## DESCRIPTION

3D Virtual Tour | Large Plot | Full Planning/Building Regs Approval Granted To Extend | Across Three Floors | Characterful | Potential | Ample Parking | Garage | Favoured London Road | Walkable To Amenities | Bus Route | Good Schools Nearby |

Located on the highly favoured London Road, this charming 1930s detached family home offers a wonderful blend of period character and exciting potential. Arranged over three floors, the property has been well-appointed throughout and boasts full planning permission for a rear and first-floor extension, giving the new owners the opportunity to create their dream space.

On the ground floor, a welcoming porch opens into a spacious inner hall, leading to two generous reception rooms, perfect for both family living and entertaining. The kitchen adjoins a utility room and lean-to, while a convenient downstairs WC adds practicality to the home.

The first floor features three well-proportioned bedrooms, a family bathroom, and a separate WC. Each room offers plenty of space and scope for personalisation. Stairs lead up to a large double-sized loft bedroom, providing additional flexible living space that could suit a variety of needs.

Outside, the property benefits from a generous, mature garden to the rear, mainly laid to lawn, offering a peaceful outdoor retreat. To the front, driveway parking and an attached garage complete the picture, ensuring ample space for vehicles.

This property is perfect for families looking for a home with character and potential in a prime location. Don't miss out on the chance to view this exciting opportunity!







## London Road, Hailsham

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Porch 2.56 x 1.27 (8'4" x 4'1")

Hallway 2.00 x 4.23 (6'6" x 13'10")

Lounge 4.05 x 5.14 (13'3" x 16'10")

Dining Room 3.56 x 4.39 (11'8" x 14'4")

Kitchen 3.40 x 3.33 (11'1" x 10'11")

Lean To 1.23 x 2.41 (4'0" x 7'10")

Utility 2.38 x 2.20 (7'9" x 7'2")

WC

Stairs To First Floor

Landing 3.24 x 2.53 (10'7" x 8'3")

Bedroom 4.14 x 4.19 (13'6" x 13'8")

Bedroom 3.62 x 4.39 (11'10" x 14'4")

Bedroom 2.55 x 3.75 (8'4" x 12'3")

Bathroom 2.01 x 2.56 (6'7" x 8'4")

WC

Stairs To Loft Bedroom 3.99 x 6.02 (13'1" x 19'9")

Cupboard

Driveway & Garage

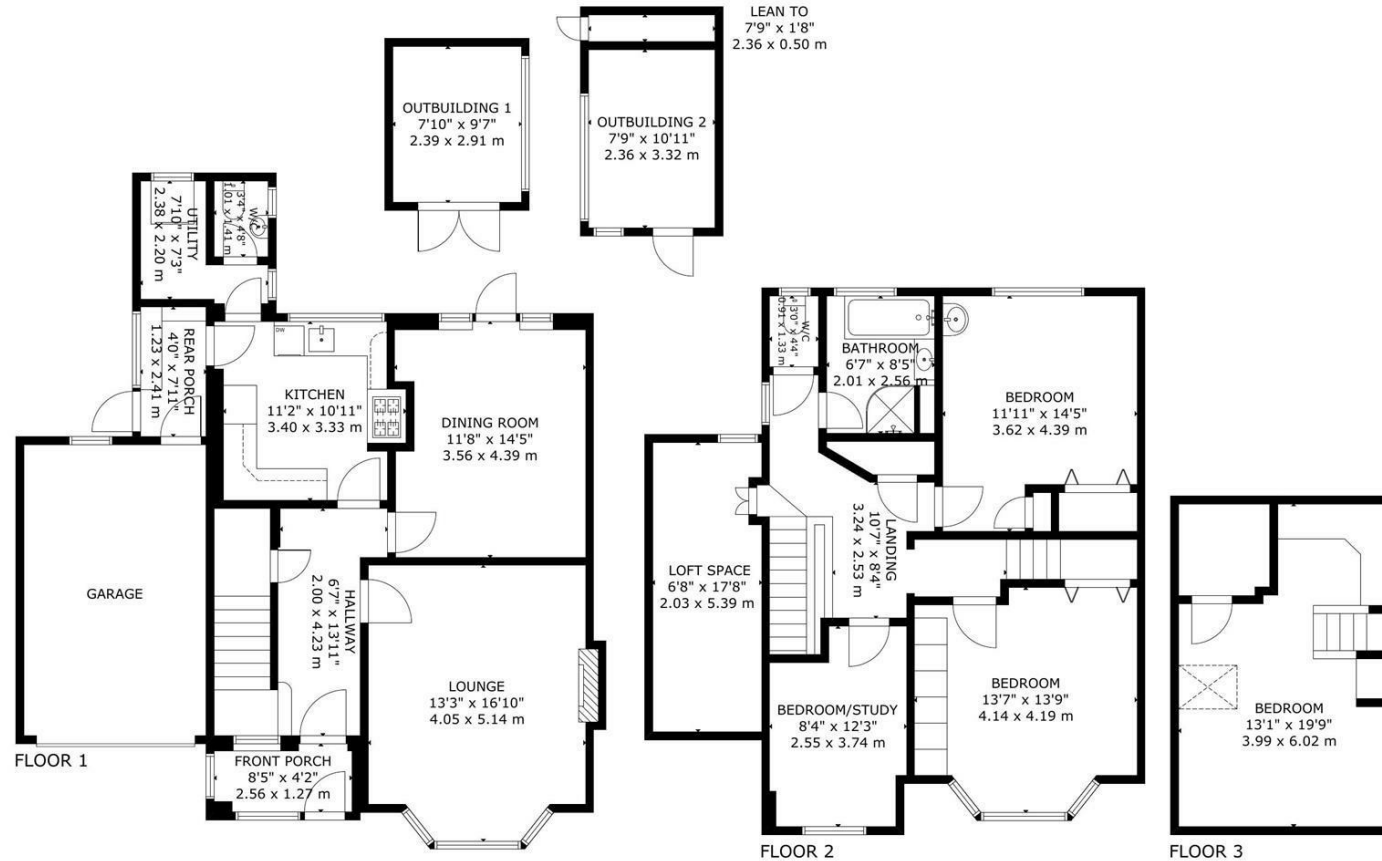
Garden & Outbuildings

Planning Permission

Full details of the permissions granted can be found using - <https://planning.wealden.gov.uk/> and searching 40 London Road, Hailsham.



# London Road, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 167 m<sup>2</sup>/1,794 sq.ft  
 FLOOR 1: 66 m<sup>2</sup>/710 sq.ft, FLOOR 2: 77 m<sup>2</sup>/825 sq.ft, FLOOR 3: 24 m<sup>2</sup>/259 sq.ft  
 EXCLUDED AREAS: PORCH: 6 m<sup>2</sup>/67 sq.ft, OUTBUILDING 1: 7 m<sup>2</sup>/75 sq.ft  
 OUTBUILDING 2: 8 m<sup>2</sup>/84 sq.ft, LEAN TO: 1 m<sup>2</sup>/13 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C		59	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	