




stevens  
and carter

- 3D Virtual Tour
- Charming and Characterful
- Grade 2 Listed
- Set Back From Road
- Large Garden
- 17th Century
- Village Location
- Parking
- Chain Free



Freehold  
£265,000

 2 BEDROOM

 1 RECEPTION

 1 BATHROOM

 0 GARAGE

West End, Hailsham



## West End, Hailsham

### DESCRIPTION

A unique and charming two double-bedroom character cottage boasting a large south-facing garden and off-road parking. Nestled in the heart of Herstmonceux Village, Bedlam Green forms part of a picturesque terrace of three 17th-century Grade II listed cottages. Overflowing with character, this delightful home offers a warm and inviting reception room with an open fireplace, a kitchen/breakfast room, a downstairs bathroom, and two spacious double bedrooms.

The generous rear garden enjoys a sunny south-facing aspect and features a lawned area with a timber summerhouse, perfect for outdoor relaxation. Additional highlights include off-road parking for two vehicles at the front.

A part-glazed Georgian-style front door welcomes you into the sitting room, complete with exposed timbers and a charming fireplace with a brick surround and oak mantle. The kitchen/dining room offers a range of fitted wall and base units, space for appliances, and a larder cupboard, with views over the rear garden. Please Note the home has a partial flying freehold.

The ground floor also includes a bathroom fitted with a panelled bath, shower, pedestal wash basin, and WC. Stairs lead to the first-floor landing, where both double bedrooms boast exposed beams, built-in storage, and characterful features.







## West End, Hailsham

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### General

#### Outside:

The front of the property provides two private parking spaces. At the rear, a patio leads to the lawned garden, enclosed by timber fencing, with a pathway to a timber summerhouse. A rear access gate offers a right of way for the neighbouring cottage.

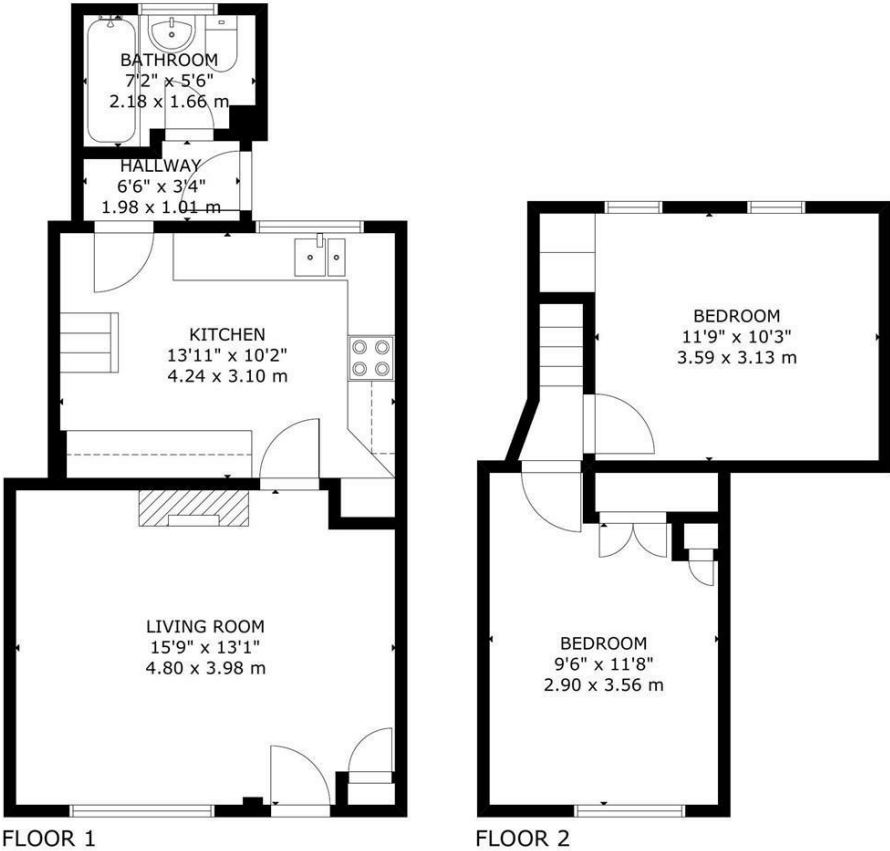
#### Location:

Set in the heart of Herstmonceux Village, the property is ideally located close to local amenities, schools, and countryside walks.

This one-of-a-kind property offers a rare opportunity to own a piece of history while enjoying the comforts of modern living. Viewing is highly recommended!



# West End, Hailsham



GROSS INTERNAL AREA  
TOTAL: 65 m<sup>2</sup>/697 sq.ft  
FLOOR 1: 39 m<sup>2</sup>/416 sq.ft, FLOOR 2: 26 m<sup>2</sup>/281 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

