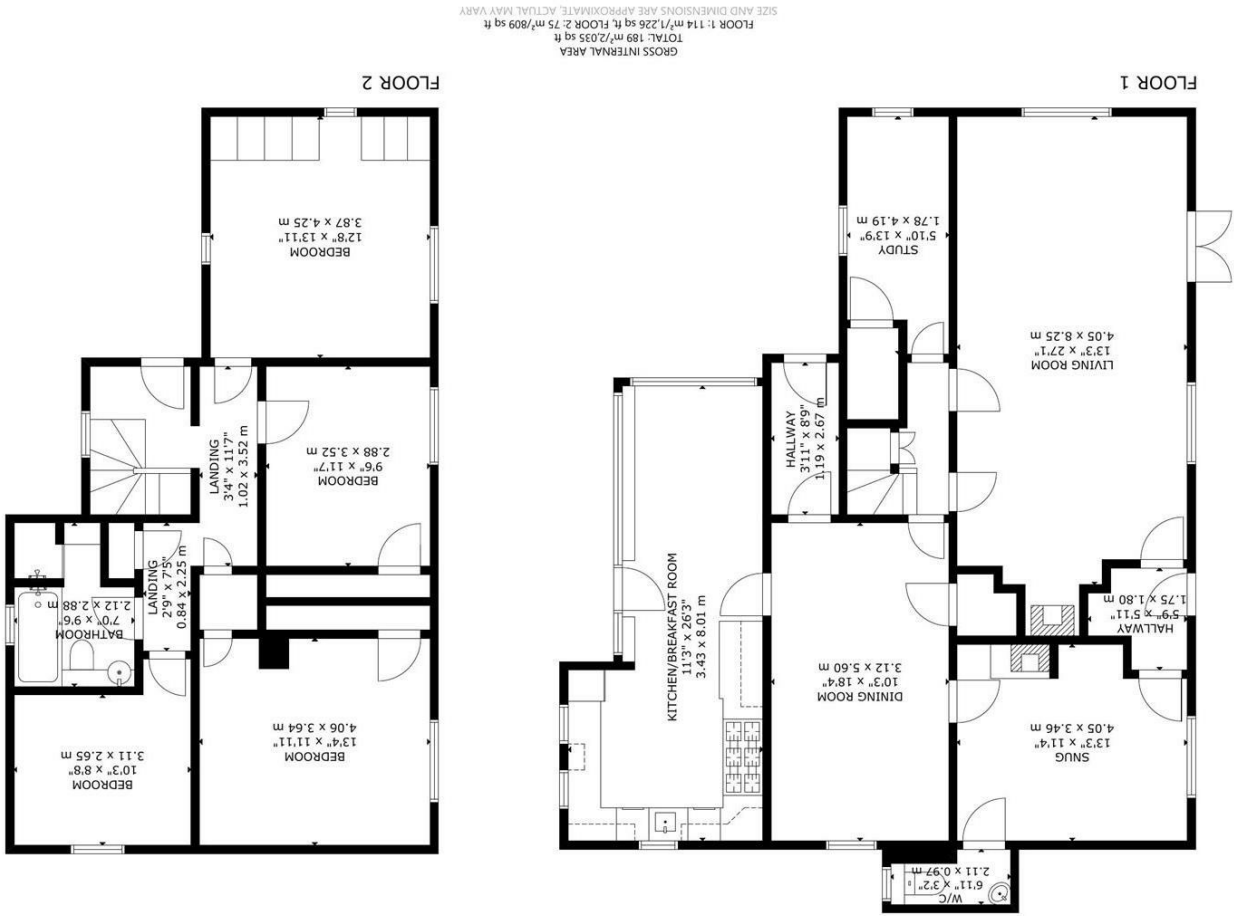
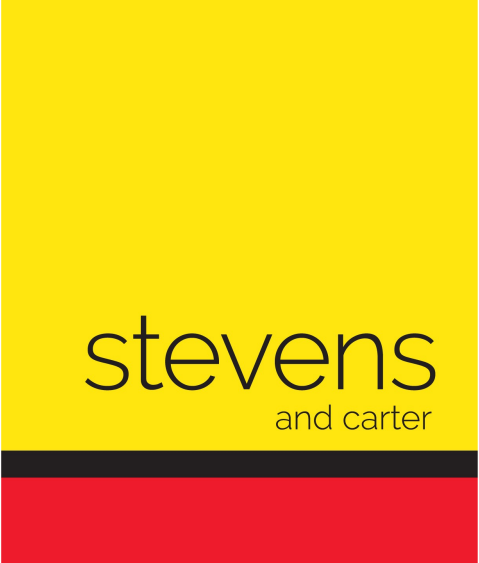




South Road, Hailsham



- GRADE II* LISTED FARMHOUSE
- 360' WIDE GARDEN
- FILLED WITH CHARACTER & CHARM
- 25' SITTING ROOM
- PLANNING PERMISSION FOR DOUBLE GARAGE WITH STUDIO ABOVE
- AMPLE PARKING
- SUBSTANTIAL WORKSHOP



Freehold

£600,000

4 BEDROOM

5 RECEPTION

1 BATHROOM

GARAGE

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DESCRIPTION

This remarkable Grade II Listed four-bedroom home is rich in character and charm, set within stunning gardens near the historic market town of Hailsham. Beautifully updated by the current owners, it seamlessly blends period features with modern comfort.

The entrance hall accessed via a period stable door leads to a magnificent 25' sitting room with a grand inglenook fireplace and wood-burning stove, offering a double aspect over the gardens. The spacious dining room, featuring a quarry-tiled floor and built-in storage, is perfect for entertaining. A cosy snug with a charming brick fireplace and wood burner provides a welcoming retreat, while the bright study with a vaulted ceiling is ideal for home working.

The impressive 27' kitchen/breakfast room is the heart of the home, equipped with extensive work surfaces, space for a range cooker, and electric Velux windows. A single door leads to the rear garden, enhancing the indoor-outdoor flow. A stylish refitted cloakroom completes the ground floor.

Upstairs, four well-proportioned bedrooms provide excellent accommodation. The master bedroom enjoys garden views and built-in wardrobes, while the second and third bedrooms also feature fitted storage. The elegant bathroom includes a bath with shower attachment, separate shower unit, and heated towel rail.

The gardens extend to approximately 360' in width, offering a private haven of mature trees, vibrant plants, and a large rear courtyard with a pergola, perfect for entertaining. A substantial workshop, two brick-built stores, and a vegetable garden with a greenhouse complete the outdoor space. The wide private forecourt offers ample parking, with planning permission for a double garage and studio above.



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Accommodation Details
Ground Floor

Entrance Hall - A welcoming entrance hall featuring a built-in cloaks cupboard, elegant tiled flooring, and a radiator, providing both practical storage and an inviting first impression.

Sitting Room – 7.77m x 4.17m (25' 6" x 13' 8")A magnificent and expansive double-aspect sitting room with stunning views over the gardens. The focal point of this elegant room is the grand inglenook-style fireplace with a wood-burning stove, exuding warmth and charm. Two radiators ensure additional comfort, making this an ideal space for relaxing or entertaining guests.

Dining Room – 5.4m x 3.07m (17' 9" x 10' 1")A spacious dining area with a traditional quarry-tiled floor, built-in shelved storage cupboard, and radiator, offering an ideal setting for formal dining and family gatherings.

Snug – 4.17m x 3.45m (13' 8" x 11' 4")A characterful snug featuring a charming brick fireplace with a wood-burning stove, enhancing the room's cosy and inviting atmosphere. The front garden views add to the room's appeal, complemented by quarry-tiled flooring and a radiator.

Refitted Cloakroom/WC Conveniently located on the ground floor, this stylish cloakroom includes a washbasin with a vanity cupboard beneath, low-level WC, heated towel rail, and a window providing natural light.

Study – 3.68m x 1.83m (12' 1" x 6' 0")A bright and versatile study featuring a double aspect and part-vaulted ceiling, built-in shelved storage cupboard, and a radiator, making it an ideal home office or creative workspace.

Inner Hall - Providing access to the under-stair storage cupboard, adding to the home's practical elements.

Kitchen/Breakfast Room – 8.36m x 3.35m (27' 5" x 11' 0")The heart of the home, this superbly designed and spacious kitchen/breakfast room enjoys a delightful aspect over the rear garden. Equipped with an extensive range of work surfaces, drawers, and cupboards, it features matching overhead cabinetry, an inset sink unit with a mixer tap, and space for a large range cooker and refrigerator/freezer. Additional space and plumbing are available for a washing

machine and dishwasher. The vaulted ceiling with electric Velux windows enhances the sense of space, while a tiled floor and radiator complete the area. A single casement door leads directly to the garden, making outdoor dining effortless.

First Floor

The staircase rises to the first-floor landing, where a storage cupboard houses the hot water cylinder. Additional under-eaves storage and access to the loft space provide practical storage solutions. A radiator ensures comfort throughout.

Bedroom 1 – 4.06m x 4.22m (13' 4" x 13' 10")This generously proportioned master bedroom enjoys views over the garden and benefits from an extensive range of built-in wardrobe cupboards. A Velux skylight enhances the natural light, while a radiator provides warmth.

Bedroom 2 – 4.22m x 3.56m (13' 10" x 11' 8")Another spacious double bedroom, complete with built-in wardrobe cupboards and a radiator, offering a comfortable and stylish retreat.

Bedroom 3 – 3.53m x 3.12m (11' 7" x 10' 3")A well-sized third bedroom featuring built-in wardrobe cupboards and a radiator, perfect for guests or family members.

Bedroom 4 – 3.05m x 2.77m (10' 0" x 9' 1")A bright and versatile fourth bedroom with a radiator, ideal as a child's bedroom, guest room, or additional study space.

Bathroom/Shower Room - This well-appointed bathroom comprises a panelled bath with shower attachment, a separate shower unit with wall-mounted fittings, a washbasin with a vanity cupboard below, a low-level WC, and a heated towel rail.