



Freehold
£325,000



stevens
and carter

- Comprehensively Refurbished
- Out of Town Location
- Open Plan Lounge-Diner
- Large Garden
- Double Bedrooms
- High Spec Bathroom
- Rear Vehicular Access
- PP Granted For Two Garages
- Gas Central Heating
- Home Office

 2 BEDROOM

 2 RECEPTION

 1 BATHROOM

 0 GARAGE

Amberstone Road, Hailsham

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DESCRIPTION

Offered for sale with Stevens & Carter, this beautifully presented character cottage is ideal for a young family, first-time buyers or those looking to downsize. The property features an inviting entrance hall leading through to a spacious open plan living and dining area, complete with a charming wood-burning stove, perfect for cosy evenings or family gatherings. The light and airy kitchen is finished in a neutral style with integrated appliances and flows through to a practical downstairs W/C and utility room, which could also serve as a small home office. Upstairs, you'll find a well-appointed second bedroom, a luxurious family bathroom with freestanding bath, large walk-in shower, and sensor lighting, and a spacious main bedroom with bespoke fitted storage and views to the front. Outside, the generous rear garden boasts a large patio area for entertaining, a long low-maintenance lawn, and rear access to parking and a plot of land with current planning permission for two garages. Additional benefits include gas central heating, mains water and drainage, and a Council Tax Band C rating.





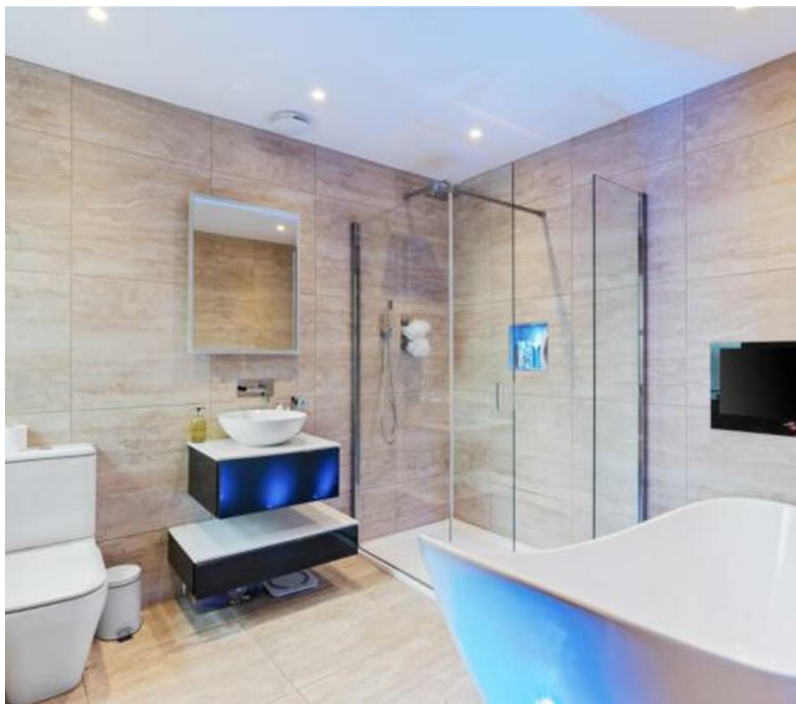
Amberstone Road, Hailsham

The Area

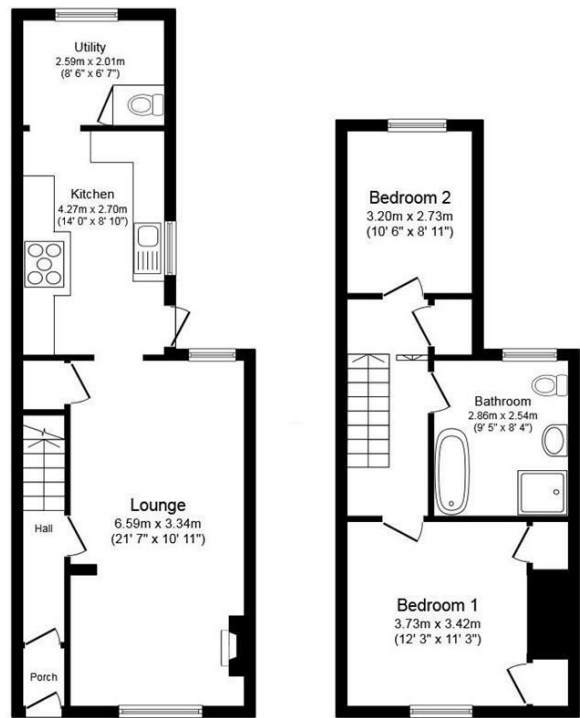
Amberstone is a sought-after semi-rural location on the outskirts of Hailsham, offering the perfect balance of countryside charm and everyday convenience. The area is well-connected, with regular bus services into Hailsham town centre, Eastbourne, and surrounding villages, while the nearby A22 provides excellent road links north towards Uckfield and the M25, and south towards Eastbourne and the coast.

Families will appreciate the selection of well-regarded primary and secondary schools in and around Hailsham, along with a range of local amenities including supermarkets, cafés, a leisure centre, and a weekly market. For those who enjoy the outdoors, Amberstone is surrounded by picturesque countryside walks and scenic cycle routes, with the Cuckoo Trail nearby offering miles of tranquil paths through woodland and open fields, ideal for weekend strolls or morning dog walks.

Whether you're commuting, raising a family, or simply seeking a quieter pace of life with nature on your doorstep, Amberstone provides a peaceful yet practical setting just moments from the heart of town.



Amberstone Road, Hailsham



Ground Floor
Floor area 45.3 sq.m.
(488 sq.ft.)

First Floor
Floor area 38.2 sq.m.
(412 sq.ft.)

TOTAL: 83.6 sq.m. (899 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

