



HOME + CASTLE
ESTATE AGENTS

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new
instruction



Windsor Road, Hailsham, BN27 3HL

Freehold | House - End Terrace | 2 Bedrooms

Home + Castle are pleased to advertise Cornis Cottage, a beautifully presented period property which over the years has been sympathetically refurbished by the current owner, while still retaining the feel of the home that was originally built in the early 1900's.

This beautiful home occupies a wide plot and planning permission was granted in May 2024 for a 2 storey extension to the side, which would offer a ground floor annexe comprising of living room, kitchen and shower room, plus 2 additional bedrooms on the 1st floor. Planning Application WD/2024/0507/F.

FOR SALE
FREEHOLD
£350,000

Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Outside Front

Low maintenance garden covered with pea shingle. Central section for planting. Shrubs and wall climbing rose bush. Picket fence. Area for off-road parking, also covered with pea shingle. Gate to side of property. Brick pathway to front door.

Hallway 11'9" x 3' (3.58m x 0.91m)

Original wood flooring. Pendant light fitting. Stairs to first floor.

Living Room 11'6" x 10'7" (3.51m x 3.23m)

Open fire with wood surround. Ceiling light, power points and radiator. Original wood flooring. Double glazed bay window to front of property.

Kitchen Diner 16'4" x 12'4" (4.98m x 3.76m)

Spacious kitchen diner with plenty of cupboards, drawers and wooden worktops. Included in the sale is the Range Cooker with 5 ring gas hob and electric oven. Integrated dish washer and Belfast sink. Brazilian slate flooring. Space for tall fridge freezer. Downlights, power points and radiator. Laura Ashley Ockley Bottle pendant lights x 2. Small pantry cupboard. Dual aspect with double glazed window to the side of property and double glazed French doors to rear garden. Featured leaded window to hallway.

Utility Room 9'2" x 8'7" (2.79m x 2.62m)

Worktop, plumbing for washing machine, space for under-counter fridge freezer. Narrow double glazed low level window to rear garden. Brazilian slate flooring. Built-in double cupboard for additional storage. Downlights, power points and radiators x 2. Stable door to rear garden.

Ground Floor WC 4'10" x 2'2" (1.47m x 0.66m)

WC & wash hand basin. Original wood flooring.

Landing 6'6" x 2'8" (1.98m x 0.81m)

Stairs from hallway to 1st floor landing. Original wood flooring. Small double glazed window to side of property.

Bedroom 1 13'7" x 11'5" (4.14m x 3.48m)

Built-in wardrobes x 2, pendant light, power points, original cast iron fire (not in use) radiator and carpet. Double glazed window to front of property. Door leading to stairs and loft room.

Bedroom 2 12'5" x 9'7" (3.78m x 2.92m)

Built-in double wardrobe, pendant light, power points,

original cast iron fire (not in use) radiator and original wood flooring. Double glazed window overlooking rear garden.

Bathroom 9'3" x 6'4" (2.82m x 1.93m)

Freestanding roll top bath with separate shower cubicle. Original wood flooring with panelling to walls. WC, ornate ceramic wash basin plus heated towel rail. Opaque double glazed window to rear of property.

Loft Room 15'8" x 12' (4.78m x 3.66m)

Accessed via stairs from Bedroom 1. Spacious loft room boarded and carpeted. Light. Plenty of additional storage space in the eaves. Wall mounted gas boiler.

Rear Garden

South facing, low maintenance, enclosed rear garden offering a high degree of privacy. Mainly covered in decorative stone with original brick paved seating area. To the side is a secluded and covered seating area offering shade when those temperatures soar and cover when the rain comes. In the far corner is another covered area currently housing a hot tub. Mature shrubs, hedging and flowers. Raised planting areas. Outside tap, sink, light and power point. Gated access to front of property. Shed for additional storage. Lovely and cleverly designed outside space.

Outside Covered Seating Area 12'6" x 10' (3.81m x 3.05m)

Nicely designed, secluded retreat offering cover in all kinds of weather.

Storage Shed 10'8" x 8' (3.25m x 2.44m)

For additional storage. Light and power points.

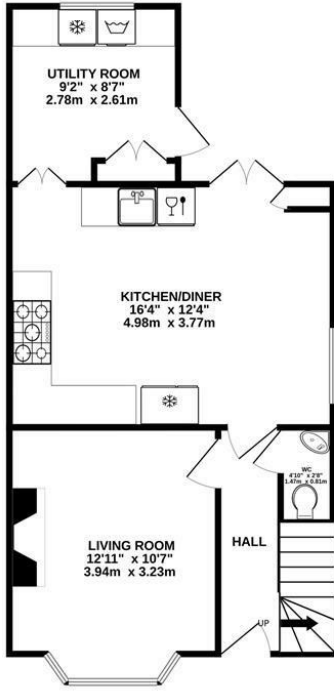
Planning Permission Granted

Planning Permission Granted on 17/05/2024 by Wealden Council for extension to the side offering ground floor annexe and 2 further bedrooms on the 1st floor.

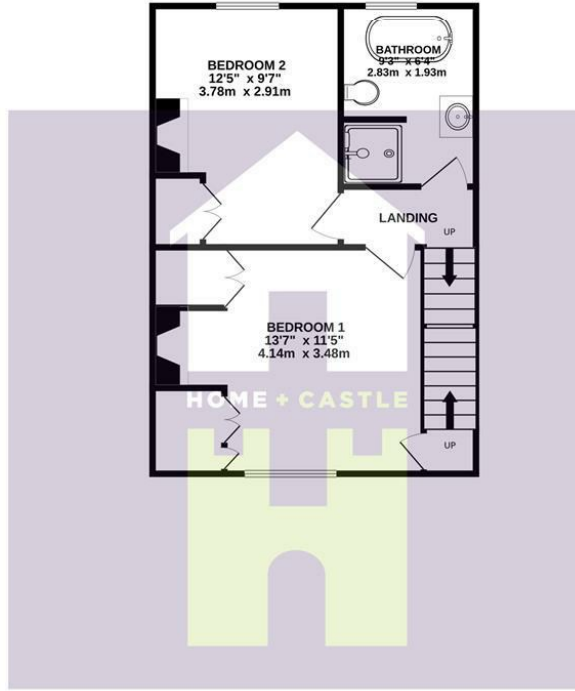
Planning Application WD/2024/0507/F

Floor Plan

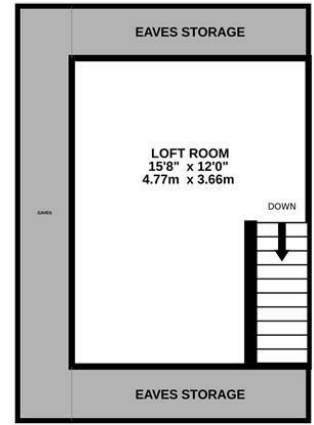
GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



LOFT ROOM
183 sq.ft. (17.0 sq.m.) approx.

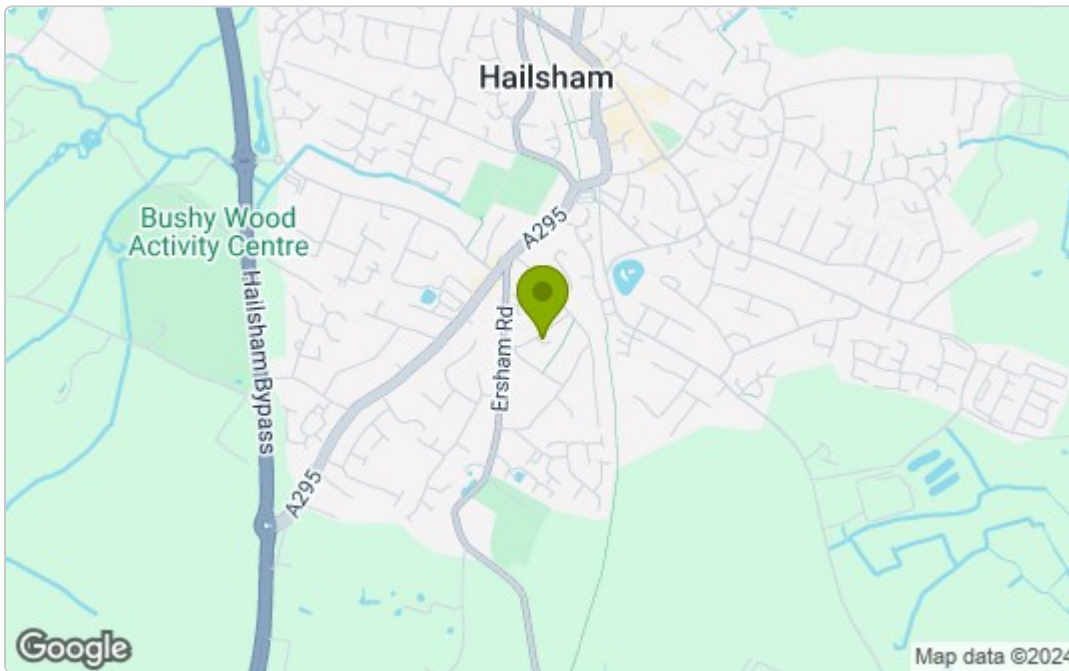


2 BEDROOM END OF TERRACE COTTAGE WITH PLANNING PERMISSION

TOTAL FLOOR AREA: 1031 sq.ft. (95.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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