



AS  
ASHTON STRIPP

Boreham Hill, Hailsham, BN27

£550,000

4 2 3 1526 sq ft







*Immaculate 4-bed home, gardens, garage, air source heat pump, 6-year NHBC warranty. Includes underfloor heating, en-suite, family bath, cloakroom, kitchen/diner with bifold doors, 2 receptions, laundry, boot room. Fitted blinds all windows, views from rear*



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# Key Features

- Equipped with an induction hob, integrated appliances, oak-engineered flooring, and marble worktops
- Well appointed family bathroom, en-suite and downstairs cloakroom
- Practical laundry room equipped with an oak door, providing extensive facilities for white goods and additional storage
- Fitted blinds throughout
- Dedicated office area with oak motifs, ideal for home working or study
- Bi-fold doors open to a well-maintained patio, perfect for outdoor dining and relaxation
- Garage
- 6 years left on NHBC warranty
- Air source heating
- Views from rear bedrooms





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Tastefully designed kitchen with induction hob, integrated appliances, oak-engineered flooring, a range of grey cupboards and drawers, and marble worktops. In addition to the kitchen, there is a practical laundry room equipped with an oak door, wood effect work surface, fitted blinds, and ample facilities for white goods. Underfloor heating.

Boot room with side access.

Dining area with oak engineered flooring and bifold doors to terrace. Side aspect window. Underfloor heating.

Downstairs cloakroom with w/c and sink with storage underneath. Oak engineered flooring and underfloor heating.

Hallway with oak engineered flooring and storage under the stairs

Office space on the front aspect. Fitted blinds. Underfloor heating

Good size living room on the front aspect with fitted blinds and underfloor heating.

On the first floor

Good size double on the rear aspect with views. Fitted blinds

Main bedroom is a good size double with fitted blinds and stunning views. En-suite is a contemporary shower suite with walk in shower, w/c and sink.

Main bathroom with bath, shower fittings above. Window with fitted blinds. Stainless steel radiator. Tiled floor.

Good size double bedroom on the front aspect with two windows and fitted blinds.

Fourth bedroom on the front aspect with fitted blinds.

Front garden is laid lawn with picket fence. Rear garden with patio area and area of lawn. Access to rear of garage.

Garage with electric doors.

Air source heating.



Boreham Street in East Sussex's Wealden district offers a blend of rural charm and convenience. Located near Herstmonceux and between Battle and Hailsham, it provides easy access to supermarkets, pubs, and shops, with mainline stations at Battle and Polegate connecting to London and the coast. The village boasts the popular Bull Pub, leisure activities like the PGL Activity and Tennis Centre, and nearby historical sites such as Herstmonceux Castle.





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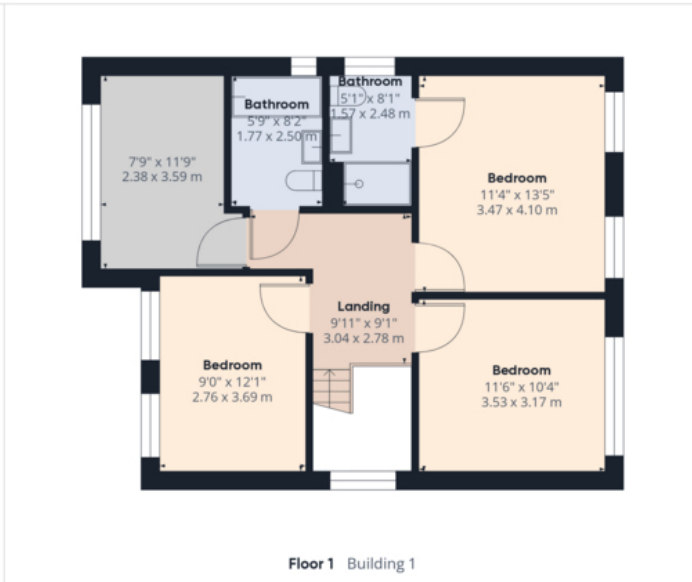
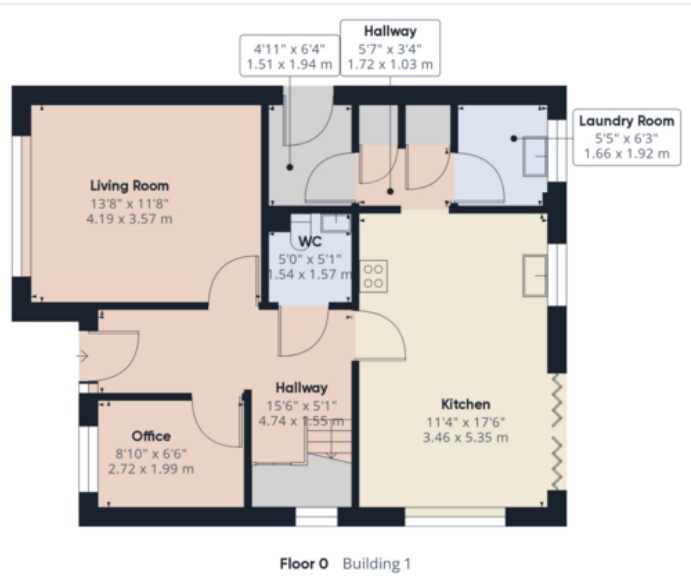




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Approximate total area<sup>(1)</sup>  
 1526.64 ft<sup>2</sup>  
 141.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current
Very environmentally friendly - lower CO <sub>2</sub> emissions		85
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

**Tenure Type:** Freehold  
**Council Tax Band:**  
**Council Authority:**

