



**3 Bed  
House - Semi-Detached  
located in**

**SELBYS**  
ESTATE AGENTS

**2 Garden Cottages Golden  
Cross  
Hailsham  
BN27 4AW**



**Kitchen**  
9'10" x 9'6"

**Living Room**  
12'1" x 10'5"

**Sitting Room**  
10'5" x 8'10"

**Breakfast Room**  
9'6" x 8'10"

**Bathroom**  
11'1" x 8'10"

**Bedroom One**  
13'1" x 10'9"

**Bedroom Two**  
12'5" x 10'5"

**Bedroom 3**  
10'5" x 8'10"

**Asking price £260,000**

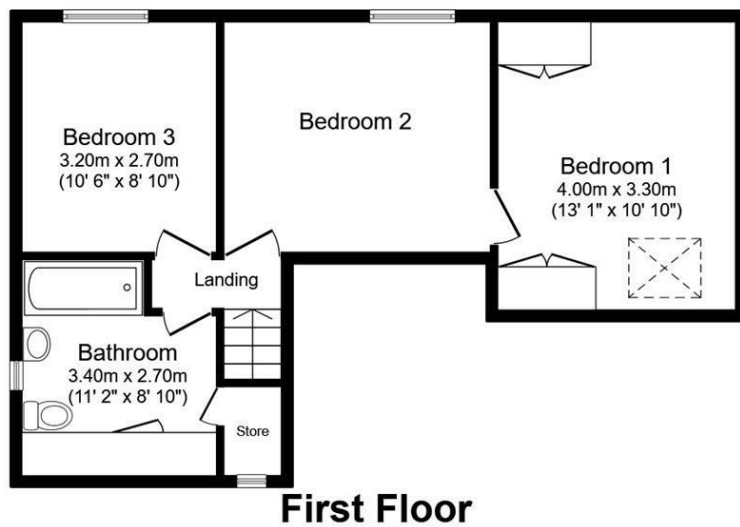
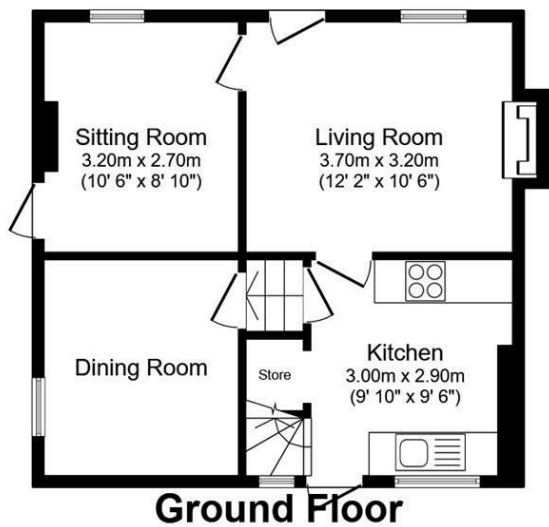
£260,000 - £280,000 Selbys Estate Agents are delighted to present this 3 bedroom character cottage, ideal for a modernisation project. The accommodation set over two floors. The ground floor boasts three reception rooms the kitchen is bright and airy and is tastefully fitted with neutral units, hosting a wealth of cupboards and a tiled floor, through to the living room which has a large brick fireplace. There is a further sitting room, as well as a separate dining room, providing ample living accommodation.

To the first floor, which has 3 good sized, double bedrooms and a family bathroom, there is also multiple storage solutions on this floor.

To the outside of this property there is a fenced garden to the side of the house as well as a gravel parking for two cars.







Total : 86.8 sq.m. (934 sq.ft.) approx  
 Sizes and dimensions are approximate, actual may vary.

Powered by Matterport

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

DIRECTIONS

**CONTACT**

Chestnut Meadows Country Park Ninfield Road  
 Bexhill-on-sea  
 East Sussex  
 TN22 5JG

E: [info@selbysestateagents.co.uk](mailto:info@selbysestateagents.co.uk)

T: 07399431156

**SELBYS**  
 ESTATE AGENTS