



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

SELBYS
ESTATE AGENTS

2 Garden Cottages Golden Cross Hailsham BN27 4AW



3



1



3



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"

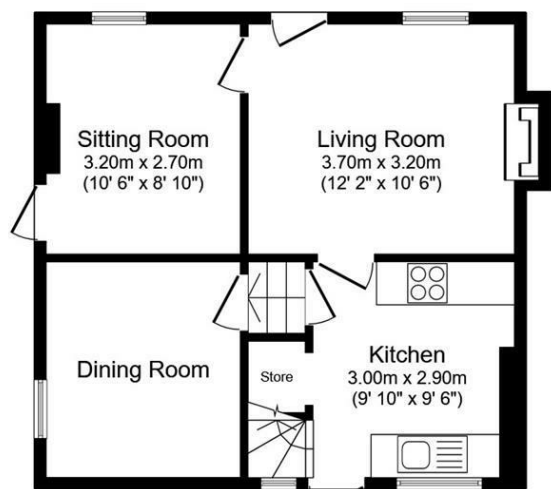
Asking price £260,000

£260,000 - £280,000 Selbys Estate Agents are delighted to present this 3 bedroom character cottage. 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.

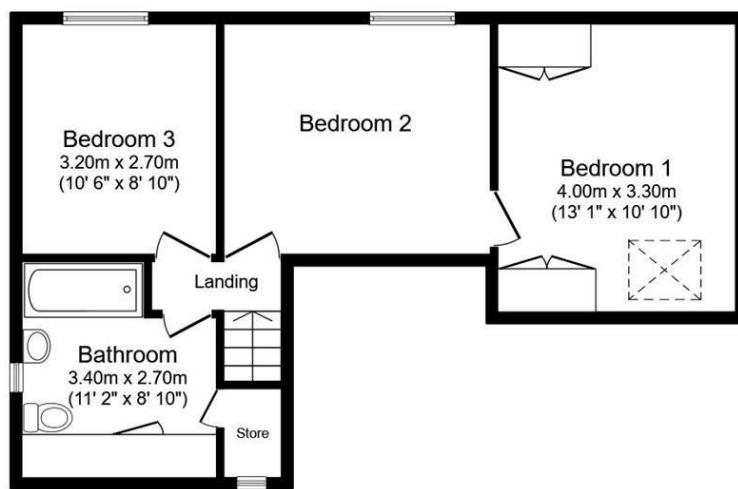
To the first floor, which has 3 good sized, double bedrooms and a family bathroom, there is also multiple storage solutions on this floor.

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.





Ground Floor



First Floor

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

DIRECTIONS

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