



**Magham Down, Hailsham BN27 1PW**



**welcome to**

## **Magham Down, Hailsham**

Nestled within the tranquil hamlet of Magham Down, this charming property offers a rare opportunity to enjoy countryside living just minutes from the market town of Hailsham. Surrounded by open fields and mature trees, this delightful home blends rustic charm with modern features.



**Entrance Hall**

**Cloakroom Wc**

**Bedroom Three/ Lounge**

21' 9" x 10' 10" ( 6.63m x 3.30m )

**Kitchen/ Dining Room**

31' 6" x 12' 3" ( 9.60m x 3.73m )

**Sun Room/ Home Office**

12' 2" x 10' 1" ( 3.71m x 3.07m )

**Bedroom One**

21' 3" x 13' 7" ( 6.48m x 4.14m )

**En-Suite**

7' 3" x 4' 5" ( 2.21m x 1.35m )

**Bedroom Two**

12' 5" x 9' 8" ( 3.78m x 2.95m )

**En-Suite**

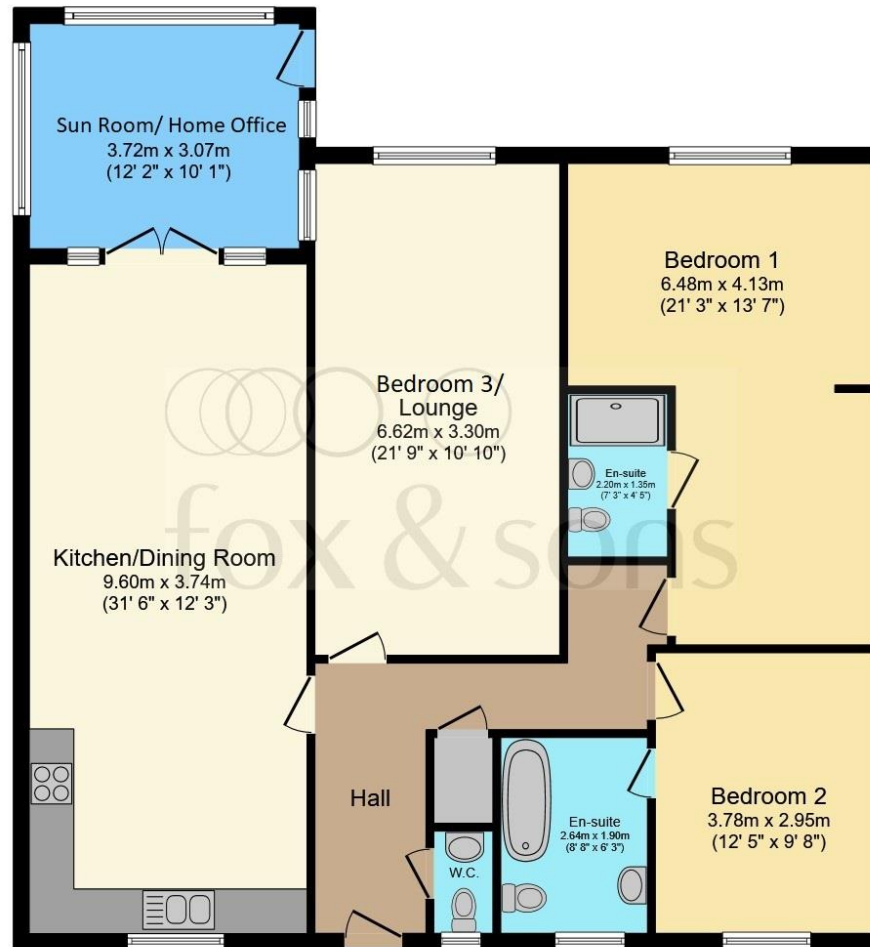
8' 8" x 6' 3" ( 2.64m x 1.91m )

**Outside**

**Rear Garden**

**Front Garden**

**Driveway**



Total floor area 124.6 m<sup>2</sup> (1,341 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Magham Down, Hailsham

- Peaceful semi-rural location
- Spacious three bedroom home
- Sun room/ home office
- Driveway and double garage
- Rustic charm with modern features
- En-suites to two bedrooms
- Mature gardens with countryside views

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

**£625,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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