



**Battle Road, Hailsham BN27 1DS**



**welcome to**

**Battle Road, Hailsham**

An elegant and characterful detached home offering generous accommodation, mature gardens, and a wealth of period charm - ideally situated within easy reach of Hailsham town centre.



Porch

Entrance Hall

Bedroom Four

12' 3" x 10' ( 3.73m x 3.05m )

Lounge/ Dining Room

24' 10" x 17' 9" ( 7.57m x 5.41m )

Utility

11' 9" x 4' 8" ( 3.58m x 1.42m )

Dining Room

11' 9" x 8' 1" ( 3.58m x 2.46m )

Kitchen

10' 10" x 8' 2" ( 3.30m x 2.49m )

First Floor Landing

Bedroom One

12' 3" x 10' 5" ( 3.73m x 3.17m )

Bedroom Two

9' 4" x 9' 4" ( 2.84m x 2.84m )

Bedroom Three

9' 5" x 8' 8" ( 2.87m x 2.64m )

En-Suite

5' 4" x 3' 11" ( 1.63m x 1.19m )

Shower Room

8' 1" x 8' 9" ( 2.46m x 2.67m )

Annex

Studio Room

19' 6" x 14' 4" ( 5.94m x 4.37m )

Shower Room

Kitchen

14' 1" x 7' 3" ( 4.29m x 2.21m )

Conservatory

15' 2" x 6' 9" ( 4.62m x 2.06m )

Outbuilding

Kitchen

12' x 5' 8" ( 3.66m x 1.73m )

Utility/ Wc

11' 10" x 4' 7" ( 3.61m x 1.40m )

Outside

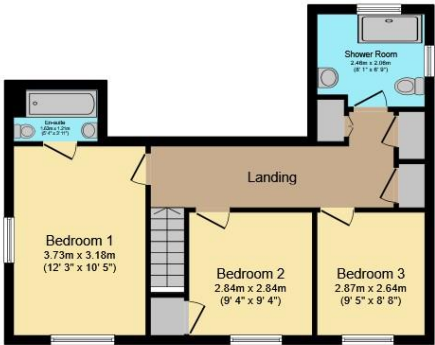
Rear Garden

Garage

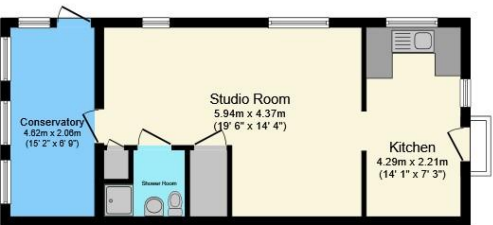
Driveway



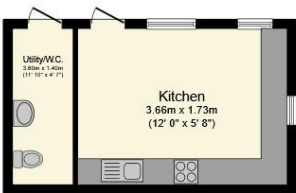
Ground Floor



First Floor



Annex



Outbuilding

Total floor area 191.6 m<sup>2</sup> (2,062 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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**welcome to**

## **Battle Road, Hailsham**

- Four-bedroom detached home
- Spacious kitchen with breakfast area
- Two elegant reception rooms
- Master bedroom with en suite
- Generous mature gardens with patio area
- Detached garage and ample off-street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: E

guide price

**£450,000-£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:

HAI109966 - 0002

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