



Ersham Road, Hailsham BN27 3LD

welcome to

Ersham Road, Hailsham

Fox & Sons are excited to bring to the market this wonderful Victorian house offering lots living space along with original features such as the bay windows, high ceilings, fireplace is the front lounge and so much more.



Entrance Hall

Lounge

Dining Room

Kitchen

Conservatory

Landing

Bedroom One

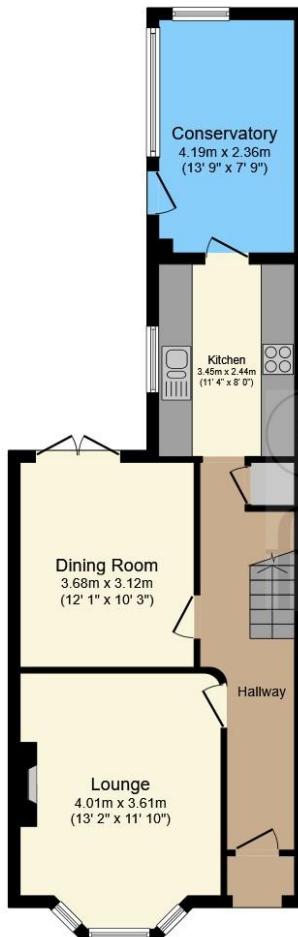
Bedroom Three

Bedroom Two

Bathroom

Rear Garden

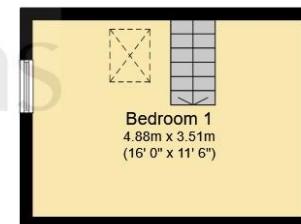
On Street Parking



Ground Floor



First Floor



Second Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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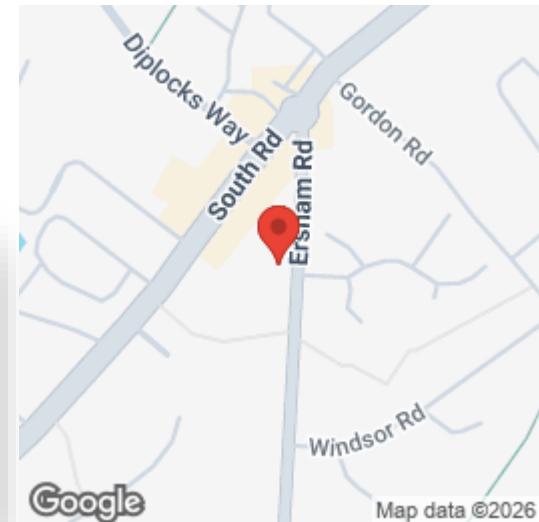
- Three Bedroom Split Over Three Floors
- Three Reception Rooms
- Sought After Location
- Located Near Local Transport Links
- Easy Access To The A22
- Double Glazing & Gas Central Heating
- Beautifully Maintained and Decorated throughout

Tenure: Freehold EPC Rating: E

Council Tax Band: C

guide price

£305,000-£315,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HAI109835 - 0002



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