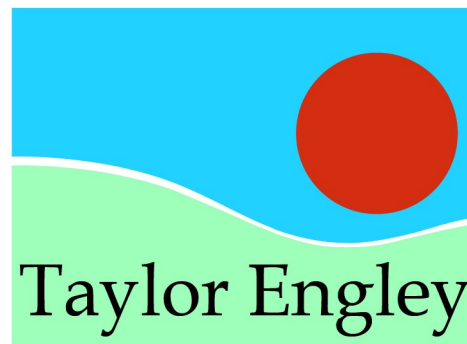


Valuers, Land & Estate Agents  
11 High Street, Hailsham  
East Sussex BN27 1AL

Tel: (01323) 440000  
Fax: (01323) 440750

[hailsham@taylor-engley.co.uk](mailto:hailsham@taylor-engley.co.uk)  
[www.taylor-engley.co.uk](http://www.taylor-engley.co.uk)



**5 Ersham Road, Hailsham, East Sussex, BN27 3LG**  
**Offers In Excess Of £499,950 Freehold**

Taylor Engley are pleased to bring to the market this substantial CHAIN FREE detached residence believed to date back to the early 1900's, the character property has been owned by the same family since it was built, so this is the first time ever to the market! The property which does require modernisation, is set within well maintained gardens to front, side and rear and is currently arranged as two separate flats (although now under one title) and offers scope for refurbishment to turn this in to a stunning detached house with plenty of off road parking and two garages. In the garden is a charming brick built detached outhouse named 'Owl Cottage' which offers an enchanting room with inglenook fireplace and windows to side and rear. **EARLY VIEWING IS RECOMMENDED AS WE ANTICIPATE A GOOD DEGREE OF INTEREST IN THIS PROPERTY. EPC = E**



**GROUND FLOOR: ENTRANCE HALL \* DINING ROOM \* SITTING ROOM \* STUDIO ROOM/BEDROOM ONE \*  
 KITCHEN/DINER \* REAR HALLWAY \* BEDROOM TWO \* BATHROOM \* WC \*  
 FIRST FLOOR: ENTRANCE HALL \* LIVING ROOM \* TWO BEDROOMS \* KITCHEN \* BATHROOM \***

**The market town of Hailsham enjoys many amenities, including a variety of shops, post office, banks, leisure centre, cinema and schools. Hailsham is only a short drive from the mainline railway station at Polegate and has ample bus links and main road access to the A22. The larger seaside town of Eastbourne, with a wider range of shopping facilities, theatres and attractions, is only a 15 minute drive. Hailsham a traditional market town, enjoys weekly livestock sales as well as a stall markets and boot fairs together with monthly farmers' markets. The Cuckoo Trail country walk and bridle path, parks with play areas and attractive landscaped ponds provide light relief for the family. Steeped in history, older properties and constant reminders of the town's ancient years are dotted throughout and provide a characterful environment for the residents.**



## GROUND FLOOR

### FRONT DOOR TO:

#### ENTRANCE HALL

Window to front, parquet flooring, airing cupboard housing hot water cylinder and slatted shelving, telephone point.

#### DINING ROOM

15'11" x 15'6" max (4.85m x 4.72m max)

A charming double aspect room with windows overlooking the front and side garden, impressive unique fireplace surround, stripped floorboards, exposed beams, television point.

#### SITTING ROOM

13'9" x 11'11" plus bay (4.19m x 3.63m plus bay)

Feature square bay window enjoying views over the front garden, tiled fireplace surround, television point.

#### STUDIO ROOM/BEDROOM ONE

14'6" x 11'4" (4.42m x 3.45m)

Triple aspect room, with windows to front, side and rear, double doors opening in to the front garden, recessed area with washbasin.

#### KITCHEN/DINER

18'1" x 10' max (5.51m x 3.05m max)

Double aspect room with windows to sides, fitted with a range of built-in cupboards and drawers, solid fuel AGA, double drainer sink unit, walk-in larder cupboard.

#### REAR HALLWAY

Door to side garden.

#### BEDROOM TWO

7'11" x 7'9" (2.41m x 2.36m)

Large window overlooking the rear garden.

#### BATHROOM

Suite comprising washbasin, bath with mixer tap and shower attachment, window to rear, towel rail, electric wall heater.

#### CLOAKROOM/WC

Low level WC, window to rear.

## FIRST FLOOR

External staircase to:

#### ENTRANCE HALL

Built-in cupboards housing ideal boiler and shelving, hatch to loft space with fitted ladder and being part boarded, radiator.

## KITCHEN

11'07" x 7'03" (3.53m x 2.21m)

Fitted with pine cupboards and drawers, sink unit, work surfaces, fitted plate rack and shelving. Double aspect room with windows to side and rear, space for fridge freezer, space for cooker with extractor over.

## LIVING ROOM

16'02" x 12' max (4.93m x 3.66m max)

Box bay windows with outlook to front, radiator and wood burning stove.

## BEDROOM ONE

11'10" x 13'10" (3.61m x 4.22m)

Radiator, box bay windows with outlook to front, feature wood burning stove, built-in cupboards with sliding doors.

## BEDROOM TWO

10' x 7'10" (3.05m x 2.39m)

Two windows with outlook to front, radiator.

## BATHROOM

10'04" x 6'2" (3.15m x 1.88m)

Suite comprising bath, low level w.c, pedestal wash basin, plumbing for washing machine, window to rear, radiator.

## OUTSIDE

### GARAGE & PARKING

Driveway parking for approximately five cars leading to two garages.

### GARDEN

The gardens are a particular feature of the property, being mainly laid to lawn with patio areas and pathways, composting area, a wonderful selection of mature plants and trees, fenced and walled surround.

### OWL COTTAGE

A charming brick built little outhouse with door to front, windows and inglenook fireplace.

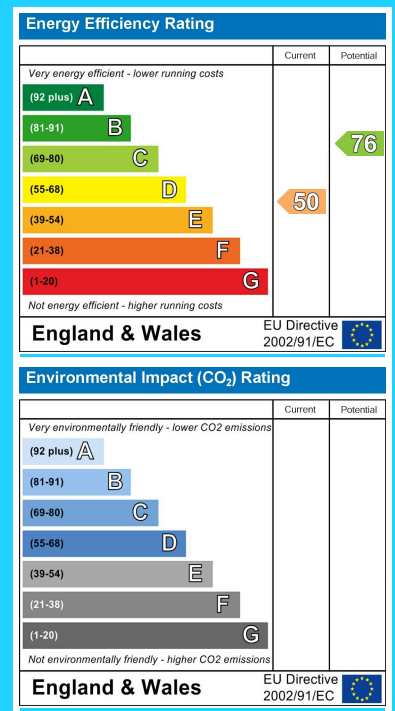
### MEASUREMENT DISCLAIMER

NB. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars & floor plans as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. All measurements are approximate and into bays, alcoves and occasional window spaces where appropriate. Room sizes cannot be relied upon for carpets and furnishings.









**We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays 10.00 a.m - 4.00 p.m Sundays**

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

Taylor Engley is a trading name of Taylor Engley Limited, registered office: Railview Lofts, 19c Commercial Road, Eastbourne, East Sussex, BN21 3XE, company number 5477238, registered in England and Wales.

**Also at: 6 Cornfield Road, Eastbourne, East Sussex BN21 4PJ ☎(01323) 722222 Fax: (01323) 722226**

