



Hope Cottage, Coldthorn Lane, Hailsham. BN27 3PJ

Offers Over £475,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

Hope Cottage Coldthorn Lane

Hailsham

A beautifully characterful 2/3 bedroom Victorian cottage much improved by the current owners to provide a stunning country home combining the traditional and contemporary, occupying a 0.25 acre plot enviably positioned in a quiet rural lane yet within walking distance to the town centre with its comprehensive range of shopping leisure facilities.

This charming home benefits from light and spacious accommodation which has been recently modernised by the current owners while retaining a wealth of period features and offers, in brief, on the ground floor; a bespoke kitchen with a range of matching hand-made units, an Esse range oven and a butler sink, a generous dining room with a log burning stove and double doors opening to the outside, a spacious living room with a log burning stove leading to a conservatory, a downstairs WC and a downstairs study/bedroom 3.

From the entrance hall a staircase rises to the first floor offering; a principal bedroom with fitted wardrobes, a four piece bathroom with separate shower cubicle, a second double bedroom and a loft hatch with attached ladder leading to a boarded loft with a Velux window.

EPC: E Council Tax: E

Oil fired central heating and private drainage

Outside the plot size is a particular feature extending to approximately 0.25 acres of thoughtfully landscaped gardens and grounds having been carefully planted to provide blooms all year round from a variety of specimen flowers, shrubs, trees and plants.





Hope Cottage Coldthorn Lane

Hailsham

Several seating terraces intersperse the planting as well as a pond and several outbuildings, a stable block is currently used as storage and could be converted to a summerhouse/games room or office.

The front of the property is approached via a gated driveway leading to a large detached garage with power and light connected in front of the garage is parking for several vehicles.

Hope Cottage is situated on a quiet rural road within 1 mile of the picturesque market town of Hailsham which offers a comprehensive range of shopping and leisure facilities including a fully restored Edwardian independent cinema, numerous bars and restaurants, a popular leisure centre and several supermarkets. The town and surrounding areas also offer numerous primary schools and provides secondary education at Hailsham Community College, as well as nearby Bedes private school.

The popular seaside town of Eastbourne is approximately 7 miles twith its extensive shopping and recreational facilities, mainline railway station, Victorian seafront promenade and International Lawn Tennis Centre at Devonshire. Locally their are multiple golf courses, one of the largest sailing marinas on the south coast at Sovereign Harbour and numerous public houses and cultural facilities including theatres in Eastbourne and world class opera at nearby Glyndebourne.



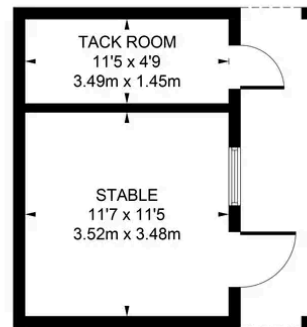
Coldthorn Lane, Hailsham, BN27

Approximate Gross Internal Area = 1336 sq ft / 124.1 sq m

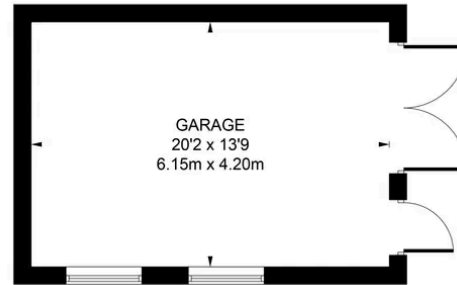
Garage = 285 sq ft / 26.5 sq m

Stable / Tack Room = 191 sq ft / 17.8 sq m

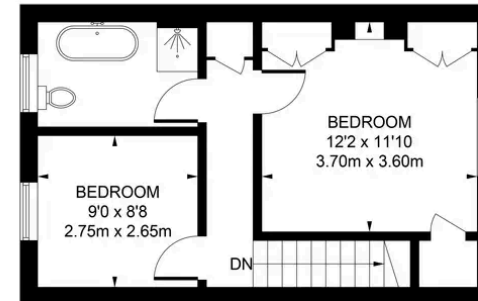
Total = 1812 sq ft / 168.4 sq m



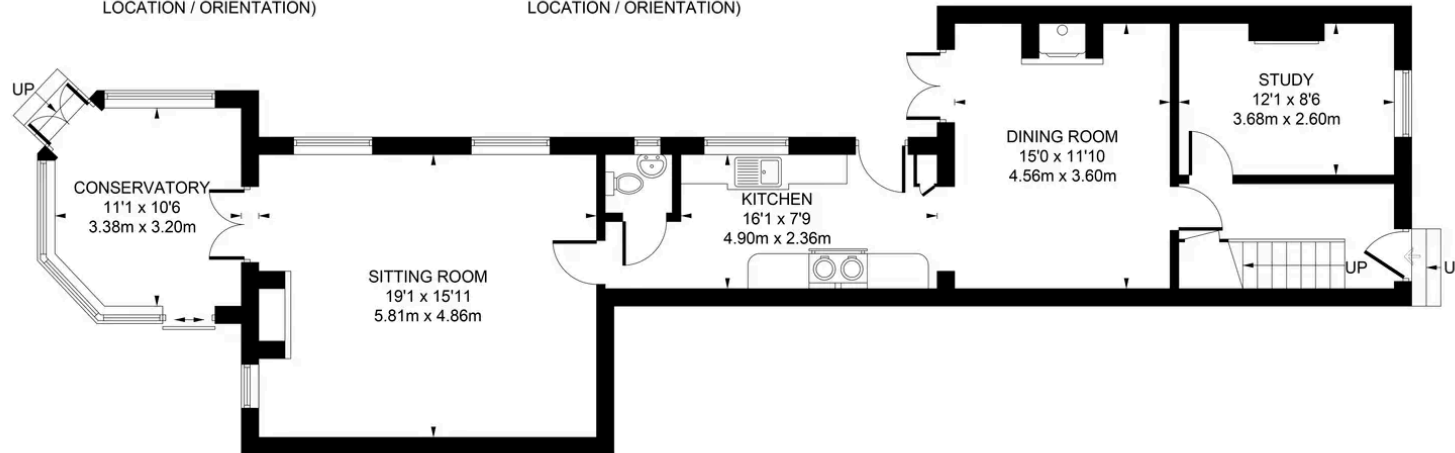
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



FIRST FLOOR



GROUND FLOOR

Illustration for identification purposes only, measurements are approximate,
not to scale. www.enviromapltd.co.uk (ID1107252)

Mansell McTaggart Uckfield

Mansell McTaggart, 204-206 High Street – TN22 1RD

01825 760770

uf@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/uckfield

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.