



**Mountain Side, Under Road, Magham Down, Hailsham, BN27 1QD**

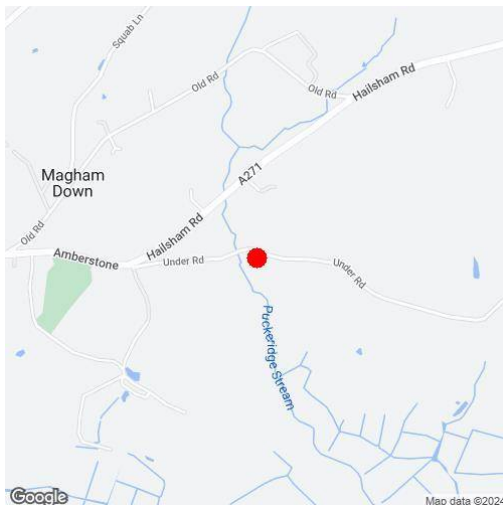
Price £725,000 | Freehold

**LS** Leaper  
Stanbrook

TOWN CENTRE OFFICE  
**01323 416716**

MEADS STREET OFFICE  
**01323 737962**

An individually designed four bedroom detached property in a quiet country lane near Magham Down and set within approximately 0.4 of an acre and offering versatile accommodation, glorious gardens, lovely views, riding stables nearby and boasting large car barn. This unique property is located on a quiet, rural country lane with no close neighbours and boasting outstanding far reaching countryside views. This delightful property enjoys many features and benefits and has accommodation comprising entrance hall, sitting room with wood burner, dining room, kitchen with a range of work surface, wall and floor units and door to a utility room. There are two ground floor bedrooms, downstairs bathroom and separate w.c, to the first floor there are a two further bedrooms and bath/shower room. There is a large loft area which has scope for conversion into further accommodation subject to the usual consents. A particular benefit of the property is the fantastic, extensive outside space and gardens. The property boasts a large car barn/workshop, septic tank and modern oil fired heating system.





### At a Glance:

- Spacious four bedroom detached property
- Rural location in Magham Down
- Set in approximately 0.4 of an acre
- Outstanding countryside views
- Large car barn/workshop
- Off road parking for several vehicles
- Sitting room with woodburner
- Dining room
- Kitchen and utility room
- Two bathrooms

### Accommodation:

#### ENTRANCE HALL

#### SITTING ROOM

21'7" (6.58m) x 14'6" (4.42m)

#### DINING ROOM

11'9" (3.58m) x 9'8" (2.95m)

#### KITCHEN

11'9" (3.58m) x 11'8" (3.56m)

#### UTILITY ROOM

8'4" (2.54m) x 6'3" (1.91m)

#### BEDROOM 1

15'2" (4.62m) x 8'11" (2.72m)

#### BEDROOM 2/OFFICE

12'8" (3.86m) x 8'11" (2.72m)

#### BATHROOM

#### SEPARATE WC

#### FIRST FLOOR LANDING

#### BEDROOM 3

12'8" (3.86m) x 12'3" (3.73m)

#### BEDROOM 4

13'1" (3.99m) x 6'4" (1.93m)

#### BATH/SHOWER ROOM

#### OUTSIDE:

#### EXTENSIVE GARDENS FRONT & REAR

#### LARGE CAR BARN/WORKSHOP

#### COUNCIL TAX:

Band "E"

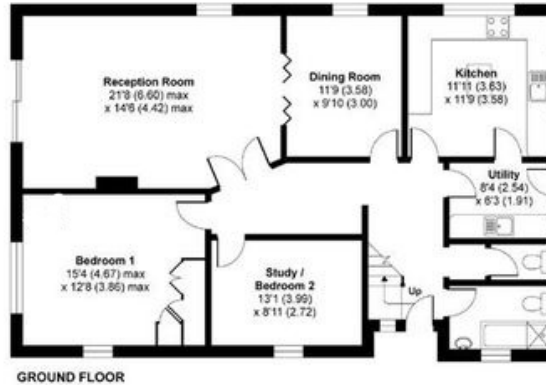
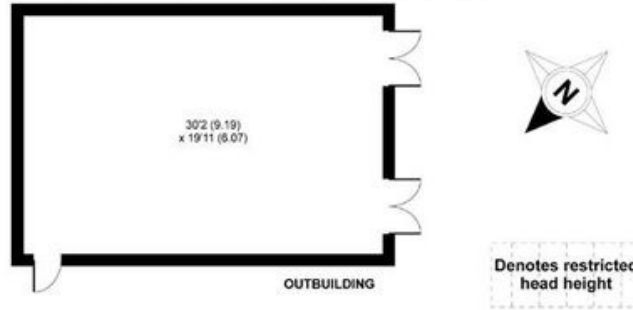
#### EPC

"D"



# Under Road, Magham Down, Hailsham, BN27

APPROX. GROSS INTERNAL FLOOR AREA 1989 SQ FT 184.7 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT & OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2018 Produced for Stevens & Carter Estate Agents REF : 259530

Ref: 1

Whilst every care has been taken in the preparation of these particulars, neither the agents nor the vendor accept any responsibility for error or omission, nor do they constitute an offer or contract. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate whilst photographs and floorplans are provided for guidance only.

**LS** Leaper  
Stanbrook

5 Gildredge Road, Eastbourne BN21 4RB  
**01323 416716**

28 Meads Street, Eastbourne BN20 7QY  
**01323 737962**

website  
[www.leaperstanbrook.co.uk](http://www.leaperstanbrook.co.uk)

email  
[sales@leaperstanbrook.co.uk](mailto:sales@leaperstanbrook.co.uk)