



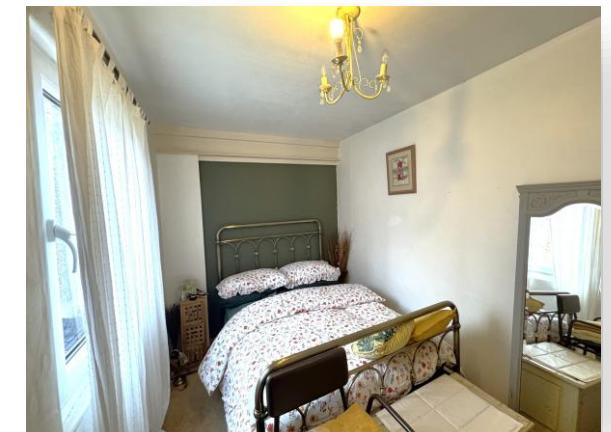
The Croft, Lower Dicker, Hailsham BN27 4BS



welcome to

The Croft, Lower Dicker, Hailsham

A beautifully presented and deceptively spacious three bedroom semi-detached cottage, full of charm and character while offering modern living throughout. Ideally situated in a desirable residential area, this feature property boasts a generous rear garden, driveway parking, and updated interior.



Porch

Kitchen/ Dining Room

18' 10" x 10' 6" (5.74m x 3.20m)

Study

7' 6" x 5' 2" (2.29m x 1.57m)

Bathroom

Hall

Lounge

16' 2" x 10' 9" (4.93m x 3.28m)

First Floor Landing

Bedroom One

11' 10" x 10' 11" (3.61m x 3.33m)

Bedroom Two

11' 9" x 7' 6" (3.58m x 2.29m)

Bedroom Three

8' 9" x 5' 4" (2.67m x 1.63m)

Outside

Rear Garden

Driveway

Additional Features

- Boiler is 2 years old in December.
- All windows have been replaced - downstairs in 2020 & upstairs in 2022.
- Newly fitted front & rear doors.
- All radiators replaced over the last couple of years



Ground Floor

First Floor

Total floor area 84.0 m² (904 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



view this property online fox-and-sons.co.uk/Property/HAI110140



welcome to

The Croft, Lower Dicker, Hailsham

- Charming Renovated Cottage With Original Features
- Large Beautiful Landscaped Rear Garden
- Converted Garage For Extra Storage & Wood Store
- Driveway For Ample Cars
- Newly Fitted Italian Stosa Kitchen/Diner With Integrated Appliances
- Stunning Original Features

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£280,000-£290,000



view this property online fox-and-sons.co.uk/Property/HAI110140

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:
HAI110140 - 0007



01323 843554



Hailsham@fox-and-sons.co.uk



16 High Street, HAILSHAM, East Sussex, BN27 1BJ



fox-and-sons.co.uk