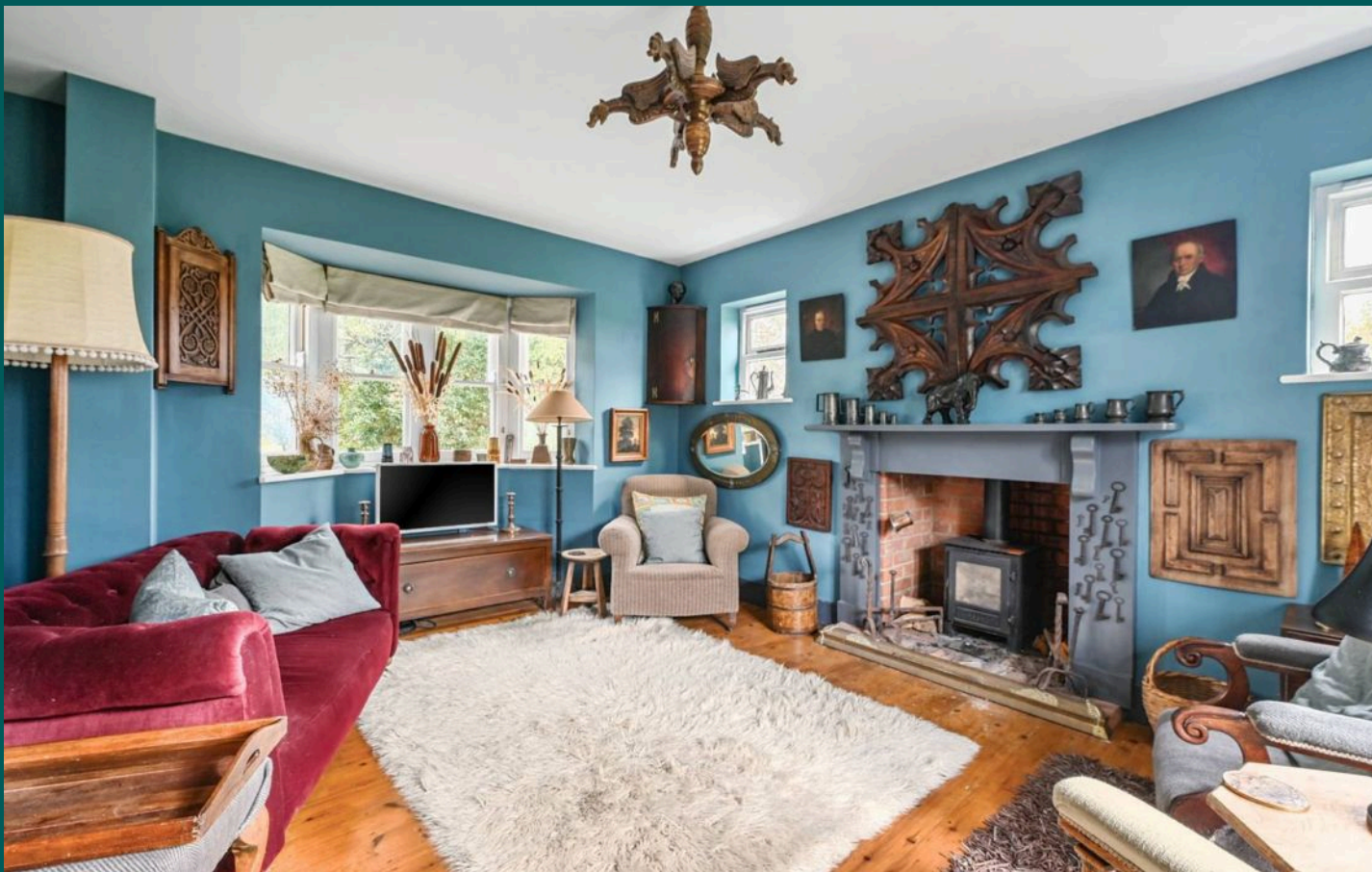


2 Westdown Cottages, Downash

Hailsham

Guide Price £350,000



2 Westdown Cottages

Downash, Hailsham

Set in a peaceful semi-rural location with far-reaching countryside views, this delightful three-bedroom semi-detached home combines character with modern comforts.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Charming three-bedroom semi-detached period home with character features throughout.
- Semi-rural setting with far-reaching countryside views and South Downs outlook.
- Spacious triple-aspect sitting room with bay window, log burner, and French doors to garden.
- Generous kitchen/diner with oil-fired Sandyford range, oak worktops, Belfast sink, and utility/pantry.
- Beautifully landscaped rear garden with decked entertaining area, fruit trees, vegetables, and garden office with power.
- Off-road parking for two vehicles and well-stocked front garden.

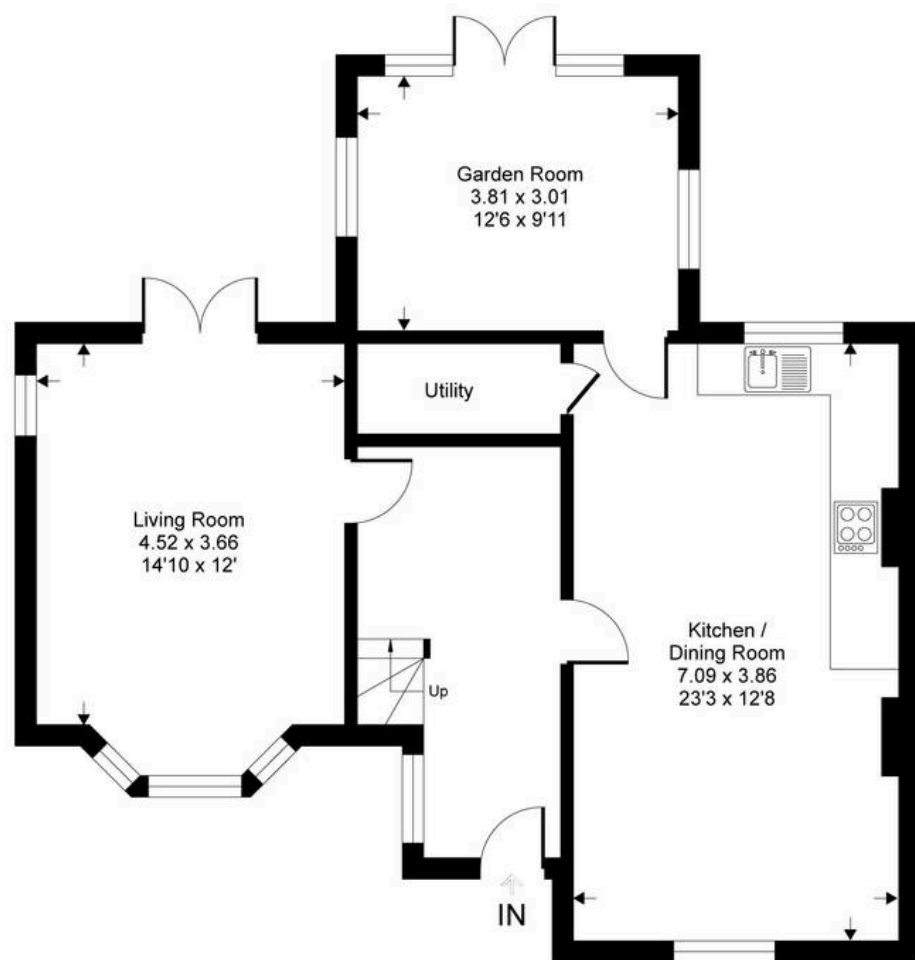
Set in a peaceful semi-rural location with far-reaching countryside views, this delightful three-bedroom semi-detached home combines character with modern comforts. It features beautifully landscaped gardens, off-road parking, and a powered garden office, perfect for remote working. The welcoming entrance hall, with its turning staircase and galleried landing, leads into a bright, triple-aspect sitting room with a bay window, log burner, and French doors opening onto the rear garden. The spacious kitchen/diner is the heart of the home, boasting an oil-fired Sandyford range (also powering the heating), a working fireplace, oak worktops, and a Belfast sink. A utility/pantry and a charming garden room with stained glass door, Velux window, and garden access complete the ground floor. Upstairs, the main bedroom enjoys South Downs views, built-in wardrobes, and an en-suite shower with separate W.C. The second double bedroom features a decorative fireplace and storage, while the third bedroom also includes a fireplace and overlooks the countryside, ideal as a small double or twin. The family bathroom is bright and well-appointed, with a bath and shower, and rear garden views. The rear garden is a true highlight, with mature shrubs, flowering plants, fruit trees, soft fruits, herbs, and vegetables, alongside a decked entertaining area, post-and-rail fencing opening onto farmland, and a generous garden office. The front garden is equally well-kept, with a private driveway providing parking for at least two vehicles.



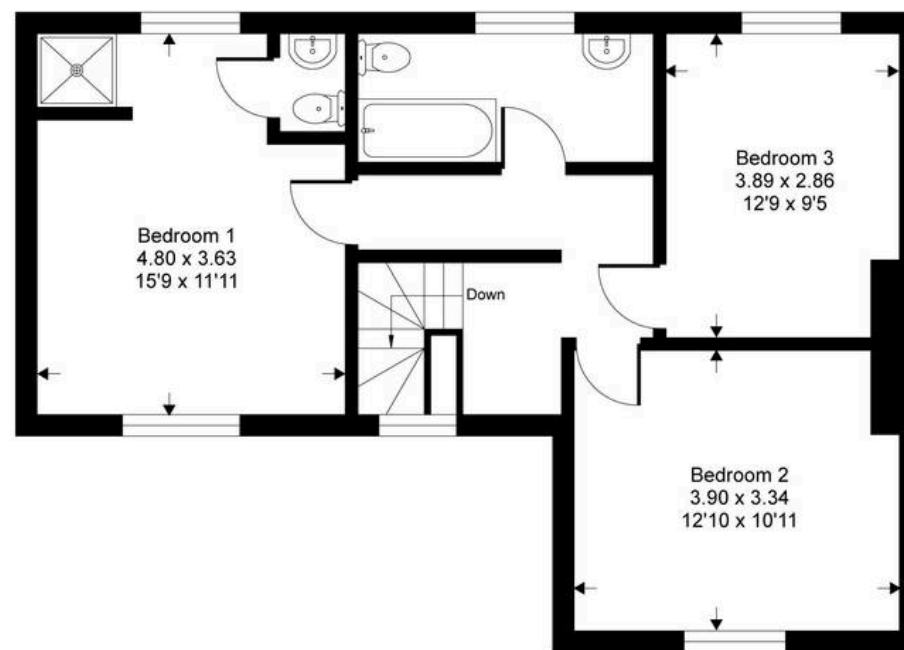


West Down Cottages, BN27

Approximate Gross Internal Area = 127.6 sq m / 1374 sq ft



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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