

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Victoria Road, Hailsham, BN27 4SZ

- ▼ 3 Bedroom Cottage
- ▼ Character Features
- ▼ Large Kitchen/Diner
- ▼ Utility
- ▼ Generous Sunny Garden
- ▼ Off Road Parking



EPC RATING

Current:
29 F

Potential:
87 | B

O.I.E.O
£425,000



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This delightful end of terrace character cottage offers beautifully presented accommodation arranged over three floors, blending period charm with light and airy interiors to create a warm and welcoming home. A generous entrance porch provides the perfect introduction, offering plenty of space for coats, shoes and everyday essentials before entering the main living accommodation. The charming living room is a bright and inviting space, enjoying a double aspect that fills the room with natural light. A feature fireplace with a cosy log burner provides an attractive focal point, creating the ideal place to relax throughout the year. At the heart of the home is a spacious kitchen/dining room, beautifully decorated and full of character. Offering ample room for both family dining and entertaining, this delightful space combines charm with practicality and benefits from useful built-in storage cupboards. A separate utility room provides additional storage and space for laundry appliances, keeping the main living area organised and clutter-free. The first floor offers two well-proportioned double bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes, providing excellent storage while maintaining a bright and spacious feel. The second bedroom is another generous double, enjoying plenty of natural light and offering flexibility as a guest room, child's bedroom or home office. The family bathroom is well appointed with a bath and shower over, wash hand basin and WC. Stairs rise to the second floor where a superb loft room provides a versatile additional living space, ideal as an occasional bedroom, home office, hobbies room or snug. Useful eaves storage is available to both sides, making excellent use of the available space. Outside, the rear garden has been thoughtfully designed for both relaxation and practicality. A patio area leads to a delightful pergola seating area, perfect for outdoor entertaining or enjoying the warmer months. Beyond is a level lawn, complemented by a large storage shed with power, providing excellent space for tools and equipment. To the rear of the garden is the added benefit of access to two off-road parking spaces.

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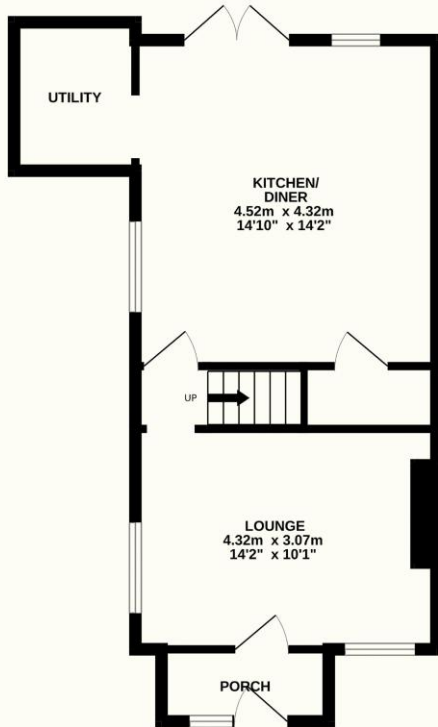
Peter Oliver

The Property
Ombudsman

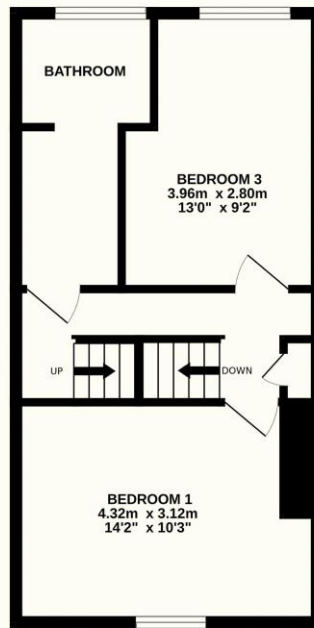
The Property
Ombudsman
LETTINGS



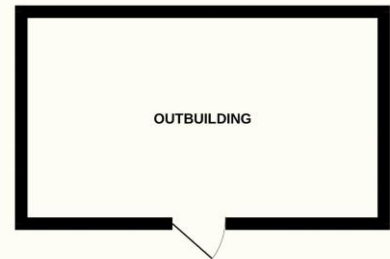
GROUND FLOOR
44.0 sq.m. (473 sq.ft.) approx.



1ST FLOOR
37.8 sq.m. (407 sq.ft.) approx.



2ND FLOOR
18.1 sq.m. (194 sq.ft.) approx.



TOTAL FLOOR AREA : 115.6 sq.m. (1245 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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