



**Ersham Road, Hailsham BN27 3LD**



**welcome to**

## **Ersham Road, Hailsham**

This delightful character property has been thoughtfully refurbished throughout, offering a perfect blend of modern comfort and charm. The current owners have lovingly updated the home to a high standard, creating a stylish yet welcoming space ideal for a range of buyers.



### Lobby

### Open Plan Kitchen/ Living Room

17' 6" x 16' ( 5.33m x 4.88m )

### Utility

9' 4" x 5' 9" ( 2.84m x 1.75m )

### Bathroom

10' 4" x 6' 8" ( 3.15m x 2.03m )

### First Floor Landing

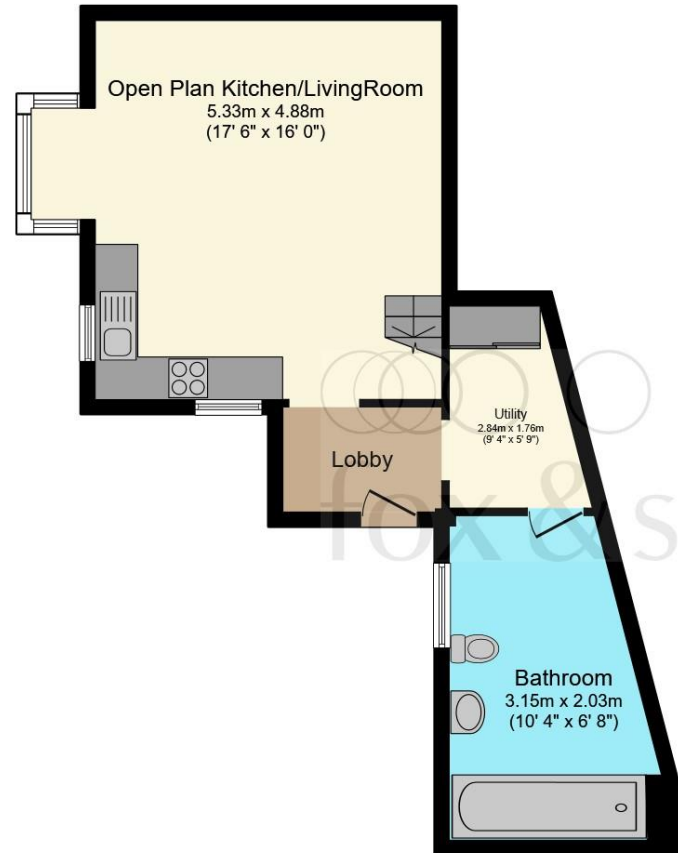
### Bedroom One

14' 3" x 9' 5" ( 4.34m x 2.87m )

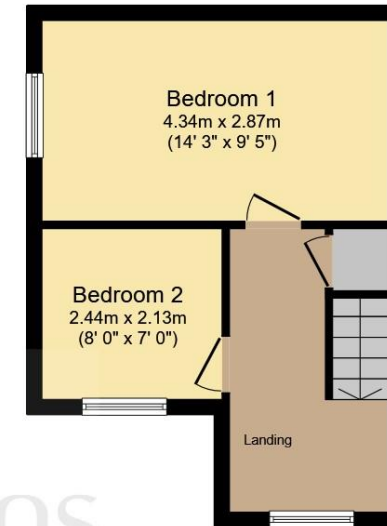
### Bedroom Two

8' x 7' ( 2.44m x 2.13m )

### Private Rear Garden



Ground Floor



First Floor

Total floor area 77.7 m<sup>2</sup> (837 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](http://www.focalagent.com)



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## Ersham Road, Hailsham

- TWO BEDROOM CHARACTER BACK TO BACK HOME
- FULLY REFURBISHED BY CURRENT OWNERS
- MODERN OPEN PLAN KITTED KITCHEN/LIVING ROOM
- CONTEMPORARY BATHROOM
- GOOD SIZE AND WELL MAINTAINED PRIVATE REAR GARDEN
- LOCAL SHOPS AND RESTAURANTS SHORT WALK AWAY
- CLOSE TO TOWN CENTRE

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£195,000-£215,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:

HAI110166 - 0003

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