



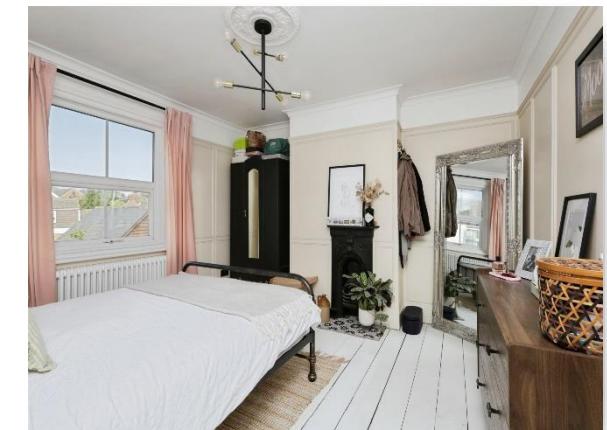
Victoria Road, Hailsham BN27 2AY

fox & sons

welcome to

Victoria Road, Hailsham

A beautifully presented three-bedroom semi-detached Victorian cottage combining period character with stylish modern touches, ideally located in a sought-after residential area.



Entrance Hall

Lounge

12' 3" x 11' 9" (3.73m x 3.58m)

Kitchen/ Dining Room

17' 7" x 9' 11" (5.36m x 3.02m)

Utility Room

15' 2" x 5' 9" (4.62m x 1.75m)

First Floor Landing

Bedroom Two

12' x 11' 9" (3.66m x 3.58m)

Bedroom Three

10' 9" x 10' (3.28m x 3.05m)

Shower Room

Second Floor

Irregular Shaped Room x (x)

Bedroom One

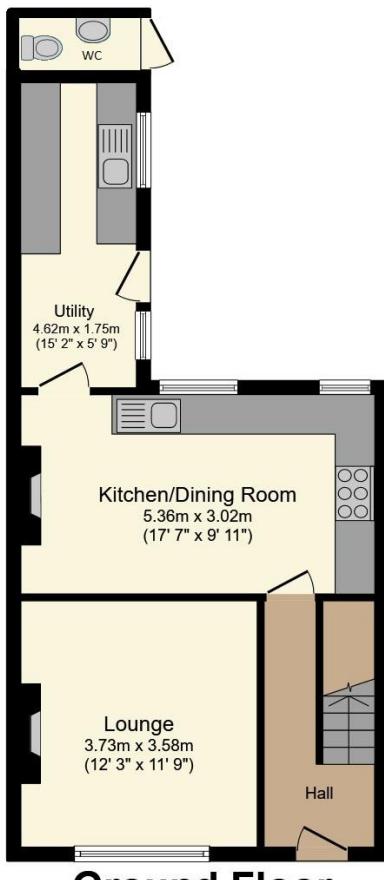
14' 11" x 12' 2" (4.55m x 3.71m)

Outside

Outside WC

Outside WC with opportunity to convert into downstairs bathroom.

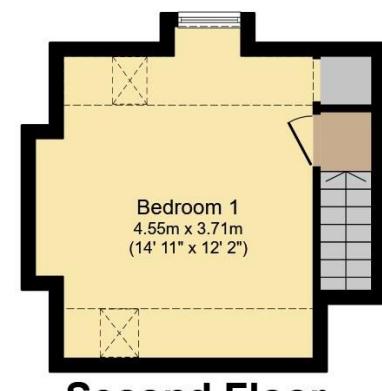
Rear Garden



Ground Floor



First Floor



Second Floor

Total floor area 103.6 m² (1,115 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/HAI109621



welcome to

Victoria Road, Hailsham

- Rarely Available Renovated Victorian Cottage
- Three Double Bedrooms over Two Floors
- Walking Distance to Town Centre and Shops
- Large Private Rear Garden set up for Entertaining
- Original Features with Modern Twist
- Stunning Kitchen with Herringbone Flooring

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£335,000



view this property online fox-and-sons.co.uk/Property/HAI109621

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:
HAI109621 - 0003

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



01323 843554



Hailsham@fox-and-sons.co.uk



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



fox-and-sons.co.uk