



**Victoria Road, Hailsham BN27 2AY**



**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

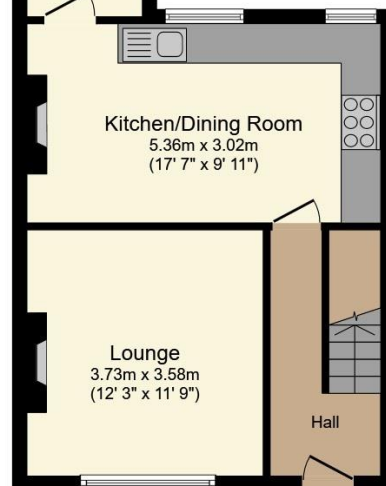
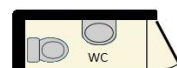
14' 11" x 12' 2" ( 4.55m x 3.71m )

### Outside

### Outside WC

Outside WC with opportunity to convert into downstairs bathroom.

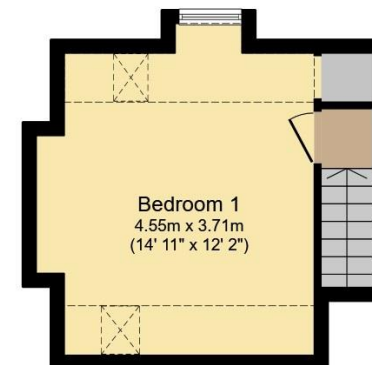
### Rear Garden



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 103.6 m<sup>2</sup> (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](http://www.focalagent.com)



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## 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



Please note the marker reflects the postcode not the actual property

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