



**EAST COTTAGE, BODLE STREET GREEN**

**HAILSHAM - £525,000**



**East Cottage, Bodle Street Green,  
Hailsham BN27 4RB**

**Enclosed Porch - Sitting Room With Wood Burning Stove - Snug With Wood Burning Stove - Conservatory/Dining Room - Kitchen - Utility Room - Downstairs Bathroom - Good Size Garden With Three Areas Of Lawn & Small Courtyard - Timber Single Garage - Own Driveway**

An attractive two double bedroom half weather boarded period Sussex cottage dating we believe to approximately 1840 and situated in the highly sought-after village of Bodle Street Green with the local pub and Village Hall within a few hundred metres. The property offers a wealth of character features including slate tiled roof, beamed ceilings and walls, exposed brickwork and two fireplaces with wood burning stoves. The accommodation offers two separate reception rooms plus a conservatory/dining room, kitchen with vaulted beamed ceiling, utility room and downstairs bathroom. The driveway to the front leads to a timber single garage and good size garden with three areas of lawn and mature shrubs, hedging and fruit trees plus a small courtyard garden to the rear.

**ENTRANCE PORCH:**

Double glazed front door. Windows overlooking the garden. Tiled floor.

**SITTING ROOM:**

Sash window overlooking the garden. Feature exposed brick wall and fireplace with wood burning stove. Part-panelled wall. Beamed ceiling. Polished wood flooring. Radiator.

**SNUG:**

Sash window. Exposed brick feature wall and fireplace with wood burning stove. Concealed cupboard housing the electric consumer unit. Beamed ceiling. Polished wooden flooring.

**CONSERVATORY/DINING ROOM:**

Double glazed windows and ceiling. Double glazed door leading to the garden. Ceiling light and fan. Wooden flooring. Radiator.



**DOWNSTAIRS BATHROOM:**

Double glazed window. White suite comprising panel enclosed bath with mixer taps and shower attachment with hand held shower and drencher head plus glass shower screen. Pedestal wash basin. Airing cupboard housing hot water cylinder. Chrome heated towel rail. Tiled floor and part tiled walls.

**KITCHEN:**

Dual aspect with double glazed windows overlooking the garden. Woodblock worktop with inset butler sink. Space for upright fridge/freezer. Fitted shelving. Space for range-style cooker. Vaulted beamed ceiling. Exposed brick wall. Tiled floor.

**UTILITY ROOM:**

Double glazed windows. Woodblock worktop with tiled upstand and inset butler sink. 'Veissmann' LPG boiler. Space for washing machine and dishwasher. Built-in cloaks cupboard. Tiled floor. Radiator. UPVC double glazed door leading to the garden.

**FIRST FLOOR LANDING:**

Double glazed window. Beamed ceiling. Access to the loft.

**BEDROOM:**

Sash window overlooking the garden. Fitted oak wardrobes. Exposed beamed ceiling. Radiator.

**BEDROOM:**

Sash window overlooking the garden and with far reaching views. Built-in wardrobe. Beamed ceiling. Radiator.

**OUTSIDE:**

Driveway to the front provides off street parking and leads to a timber single garage. The garden is split into three main areas of lawn with mature hedge, shrub and flower borders with fruit trees. Timber potting shed and substantial Breeze House Oval Gazebo with thatched roof ideal for outdoor entertaining. Brick set courtyard area and detached timber studio/workshop. Greenhouse. Outside water tap. Side gates.

**SITUATION:**

The property is situated in the sought-after village of Bodle Street Green which has a local public house and church. The market towns of Heathfield and Hailsham are all approximately 6-7 miles distant and the coastal resorts of Eastbourne and Hastings are approximately 25-30 minutes' drive. Mainline rail service to London can be found in Battle, Stonegate, Polegate. Pevensey & Westham.



**VIEWING:**

By appointment with Wood &amp; Pilcher 01435 862211

**TENURE:**

Freehold.

**COUNCIL TAX:**

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**ADDITIONAL INFORMATION:**

Broadband Coverage search Ofcom checker

Mobile Phone Coverage search Ofcom checker

Flood Risk - Check flooding history of a property England -

www.gov.uk

Services - Mains Water &amp; Electricity

Heating - LPG (underground tank)

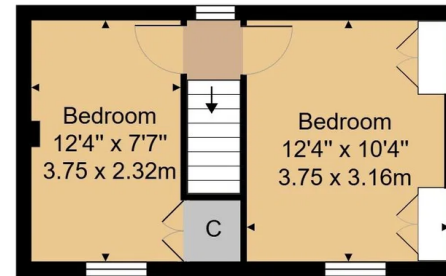
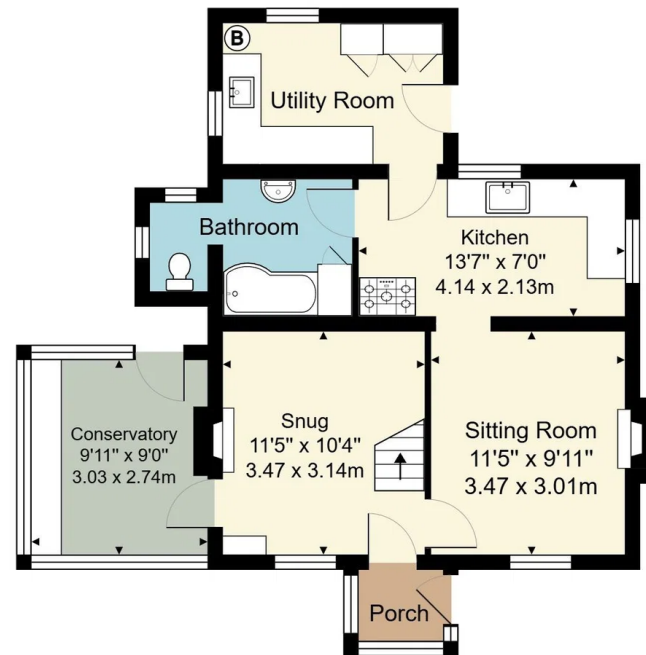
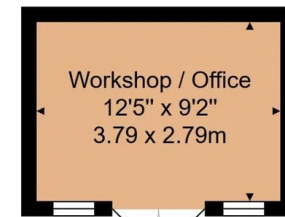
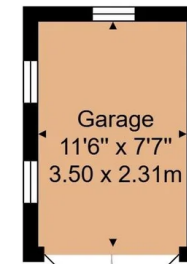
Private Drainage - Sewage Treatment Plant

Construction - Brick ground floor and timber to the first floor

**AGENTS NOTE:**

We understand that the Chapel opposite has an historic right of way across the garden to access the water well in the garden of the adjacent property.

Important notice - These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract. Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances. All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been contained. Floorplan. All measurements, walls, doors, windows, fittings and appliances their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

**First Floor****Ground Floor**Area: 114 ft<sup>2</sup> ... 10.6 m<sup>2</sup>Area: 87 ft<sup>2</sup> ... 8.1 m<sup>2</sup>

House Approx. Gross Internal Area 882 sq. ft / 82.0 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



27 High Street, Heathfield,  
East Sussex, TN21 8JR

**Tel: 01435 862211**Email: [heathfield@woodandpilcher.co.uk](mailto:heathfield@woodandpilcher.co.uk)

BRANCHES AT CROWBOROUGH, HEATHFIELD,  
TUNBRIDGE WELLS, SOUTHBOROUGH & ASSOCIATED LONDON OFFICE

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