

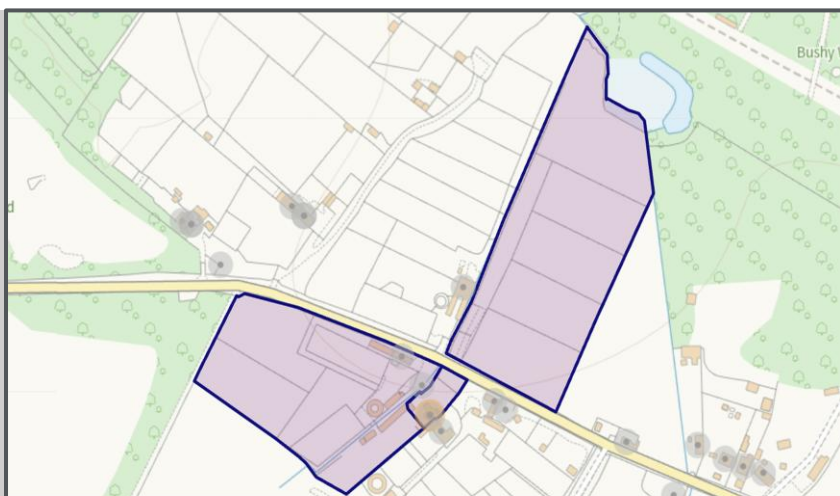
Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Arlington Road West, Hailsham, BN27 3RD

- ▼ 4 Bedroom Semi-Detached
- ▼ Established Cattery
- ▼ Paddocks & Stables
- ▼ Just Under 9 Acres
- ▼ Beautifully Presented Home
- ▼ Rural Location



3 plots covering approx. 8.83 Acres
Plan is just a guide and may not be 100% accurate

EPC RATING

Current:
34 | E

Potential:
60 | D

£1,350,000



Arlington Road West, Hailsham, BN27 3RD

A rare and exciting lifestyle opportunity comprising a character semi-detached property, established cattery, comprehensive equestrian facilities and approximately 8.5 acres of land (TBV), all offered across three separate titles. The property has been modernised and improved by the current owners, creating a comfortable and versatile family home whilst retaining its character and charm. The generous living room features a gorgeous inglenook fireplace, creating a warm and inviting focal point for the home. The accommodation is arranged over two floors and offers a well-balanced and flexible family home. The ground floor includes a generous living room, impressive kitchen/diner, useful utility room and shower room. There are two staircases serving the first floor. The principal staircase leads to three double bedrooms and a family bathroom with shower, providing excellent family accommodation. A second staircase rises from the utility room to the fourth bedroom, offering a useful degree of privacy and separation and making the room ideal for guests, older children or those working from home. A particularly attractive feature of the property is the established cattery, providing an existing business opportunity and benefitting from ample parking for customers, owners and visitors. The equestrian facilities are particularly impressive and include stables, a 5 bay covered Monarch horse walker and olympic size sand school, together with extensive paddock and grazing land. There is also planning permission in place, with foundations already laid, for an indoor riding arena, 9 looseboxes in total and seven of them only three years old offering exciting potential for the incoming purchaser to further develop the existing equestrian facilities, subject to the relevant planning conditions. In total, the property extends to approximately 8.5 acres (TBV), providing considerable scope for equestrian use, keeping animals or simply enjoying the space and privacy associated with a rural lifestyle property. The land is held across three separate titles, with additional paddock land situated directly across the road, offering useful flexibility for the incoming purchaser.

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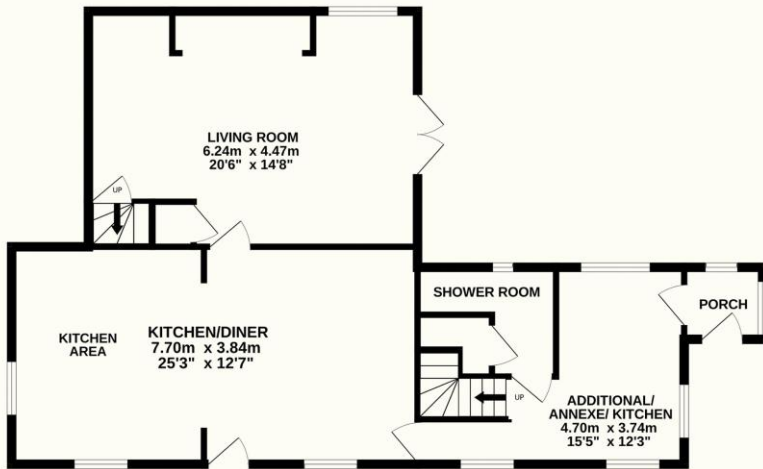
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The Property
Ombudsman

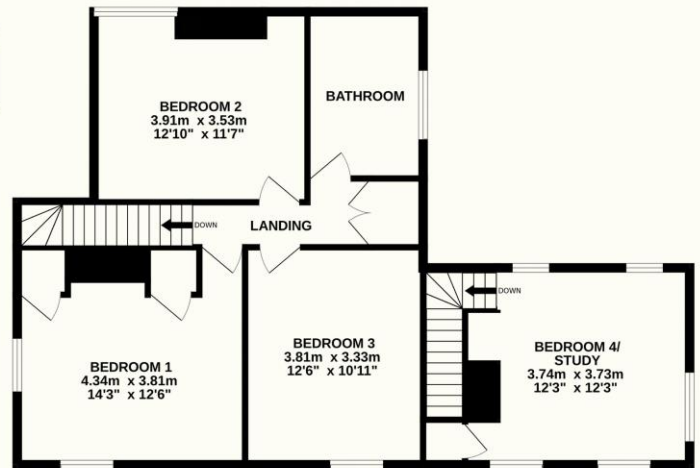
The Property
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LETTINGS



GROUND FLOOR 80.5 sq.m. (867 sq.ft.) approx.



1ST FLOOR 79.7 sq.m. (858 sq.ft.) approx.



TOTAL FLOOR AREA : 160.3 sq.m. (1725 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: F

MAINTENANCE/SERVICE CHARGE: N/A

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