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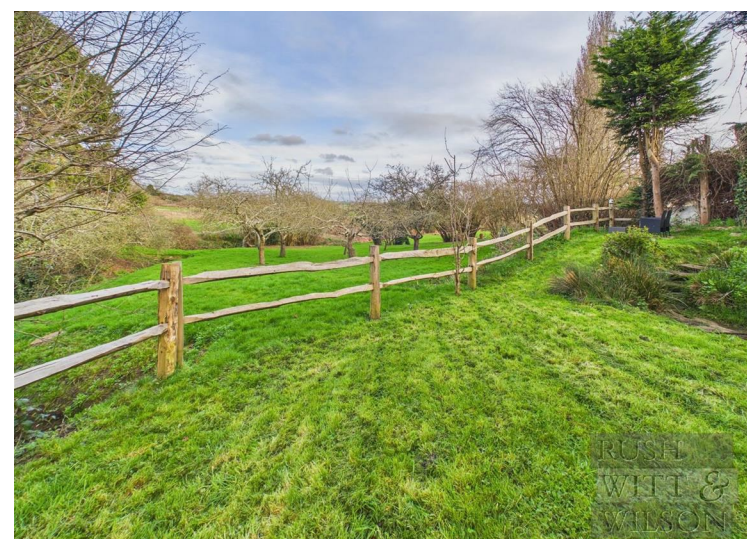


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**The Cottage Boreham Lane, Hailsham, East Sussex BN27 4SL  
Offers In Excess Of £575,000 Freehold**

## About this property

A charming Grade II listed detached cottage offering four bedrooms, with parts of the property believed to date back to the 16th century, alongside later additions from the 18th century. Set within a generous plot, the home provides off-road parking to the front, a large detached modern garage, and attractive rear gardens. Inside, the property offers spacious and characterful accommodation with well-proportioned rooms, showcases a wealth of period features, including inglenook fireplaces, a traditional bread oven, exposed timber beams, and original timber flooring, all contributing to the cottage's historic charm. This property has undergone extensive renovations by the current vendors and blends character with modern living, oil fired central heating system, downstairs cloakroom, kitchen/breakfast room, utility room and two reception rooms. The Cottage is situated in the sought-after semi-rural village of Boreham Street in Sussex, on the edge of the High Weald Area of Outstanding Natural Beauty. The property enjoys beautiful far-reaching southerly views across open countryside towards the Pevensey Levels. Boreham Street itself offers a welcoming village atmosphere with a local inn, tea shop, and village hall, while a network of public footpaths and scenic countryside walks can be accessed directly from the doorstep, including the well-known 31-mile 1066 Country Walk. More extensive amenities can be found in the nearby village of Herstmonceux, approximately 2 miles to the west, which offers a village store, post office, independent shops, pubs, restaurants, a medical centre, and a Church of England primary school.





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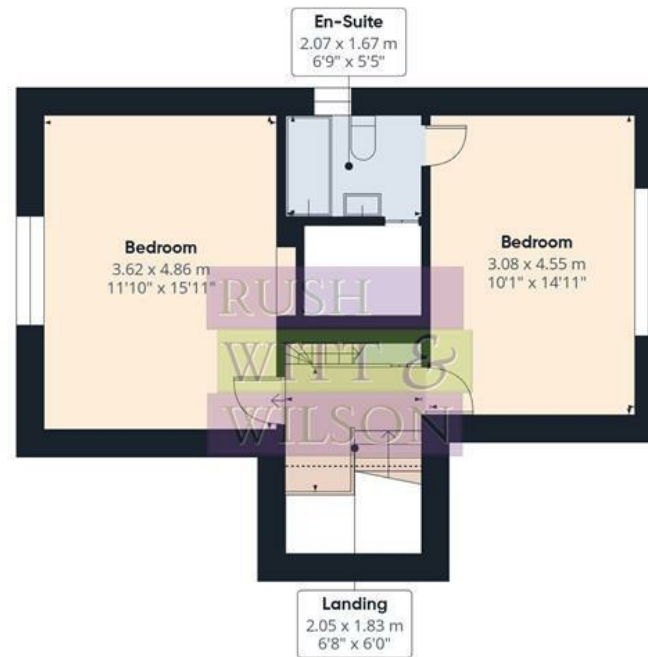


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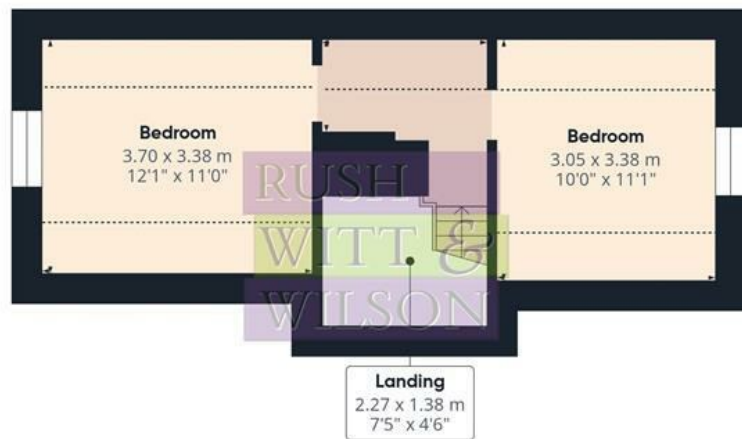




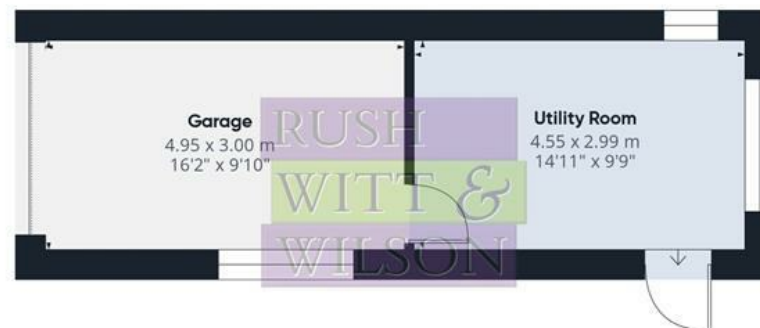
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

146 m<sup>2</sup>

1572 ft<sup>2</sup>

Reduced headroom

11.6 m<sup>2</sup>

125 ft<sup>2</sup>

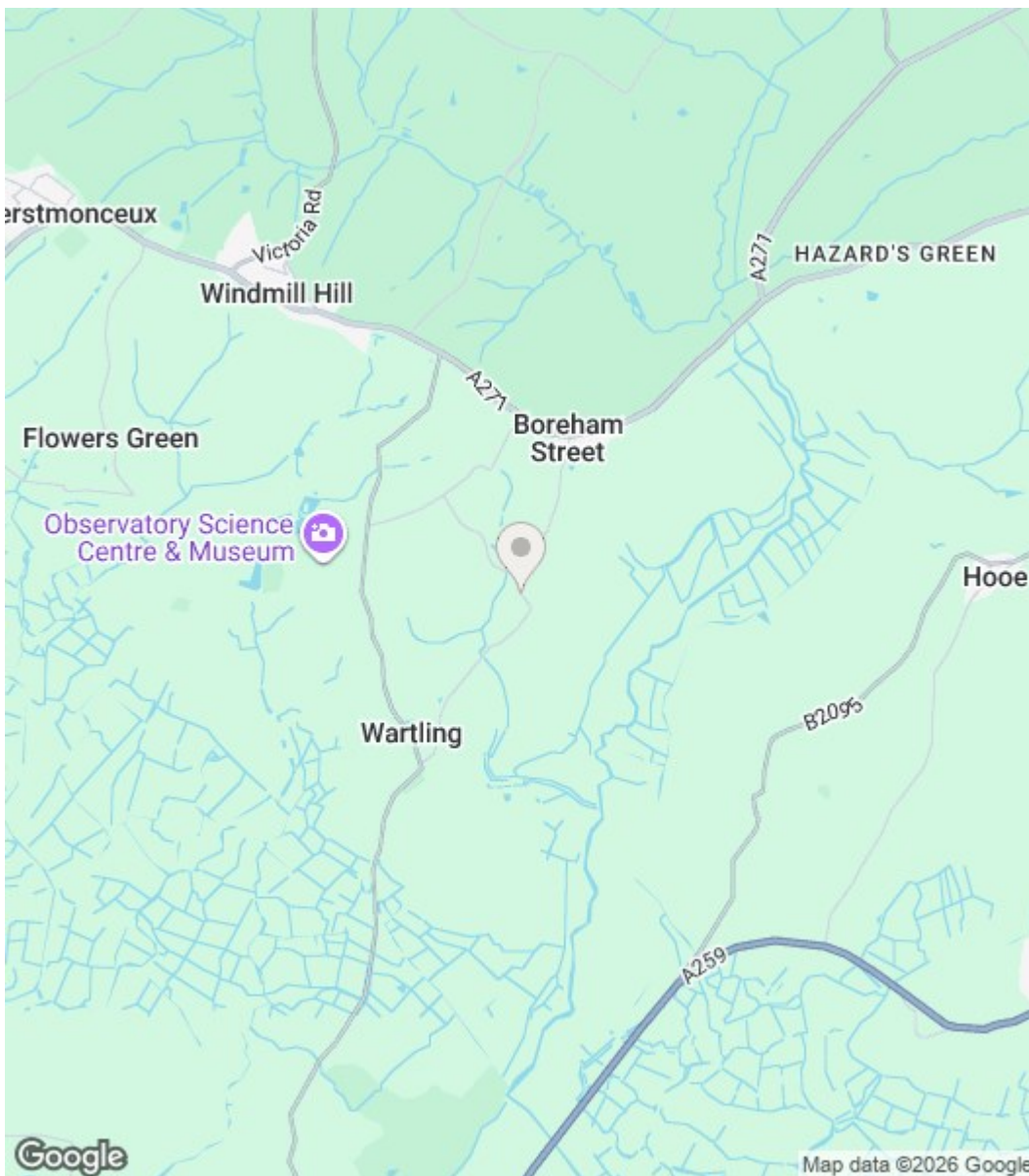
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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