



BEST
ESTATE AGENT GUIDE
2024

stevens
and carter

- 3D Virtual Tour
- Unique Luxury Home
- Exposed Beams/Vaulted Ceiling
- Flooded With Natural Light
- Three Outbuildings
- Parking To Rear Via Lane
- Bath and Shower Room
- Fitted Bedroom Furniture
- Hot Tub
- Chain Free

Freehold

£450,000

3 BEDROOM | 2 RECEPTION | 2 BATHROOM | 0 GARAGE

Woodside Terrace, Hailsham

Woodside Terrace, Hailsham

DESCRIPTION

This exceptional home is a property that really does need to be seen to be appreciated. Rich in character yet finished to an exceptionally high standard throughout, it brings together an abundance of charm and contemporary living in a rather wonderful way.

Step inside and you'll discover a fascinating home featuring exposed brickwork, timber beams, vaulted ceilings and a wealth of individual touches. The impressive reception room is a real highlight, with its vaulted ceiling, rooflight and bi-folding doors opening onto the courtyard garden. The kitchen and dining room sit at the heart of the home, complemented by a versatile separate study and ground floor shower room.

Arranged over three floors, the accommodation continues with three double bedrooms, including an intriguing top-floor bedroom with mezzanine-style sleeping area and restricted head height, alongside a beautifully appointed family bathroom.

Outside, the property offers something rather special. The enclosed courtyard provides an attractive space for entertaining, while three useful outbuildings offer an exceptional degree of flexibility. Currently arranged as a dedicated cinema room, separate utility room and useful store, they provide space that is increasingly hard to find.

There is also off-road parking to the cobbled forecourt, completing a property that offers far more than first impressions might suggest.

Individual, beautifully presented and packed with character, this is a home that refuses to be ordinary. An early viewing is strongly recommended to fully appreciate everything on offer.













Woodside Terrace, Hailsham

The Location

Positioned along the A22 between the popular market town of Hailsham and Polegate, the property enjoys a convenient location with a wealth of amenities, leisure facilities and beautiful East Sussex countryside all within easy reach.

One of the property's particularly appealing features is its position directly opposite Abbot's Wood, offering wonderful woodland walks practically on the doorstep. The extensive woodland provides a beautiful setting to enjoy the changing seasons, with plenty of opportunities for walking, fresh air and escaping into nature. Arlington Reservoir is also nearby, a designated Local Nature Reserve and Site of Special Scientific Interest, offering a circular waterside trail and bird hide.

Hailsham is just a short drive away and offers an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, traditional pubs and leisure facilities. The town retains much of its traditional market-town character, with its regular street and farmers markets and the much-loved Hailsham Pavilion, which hosts cinema screenings and live entertainment.

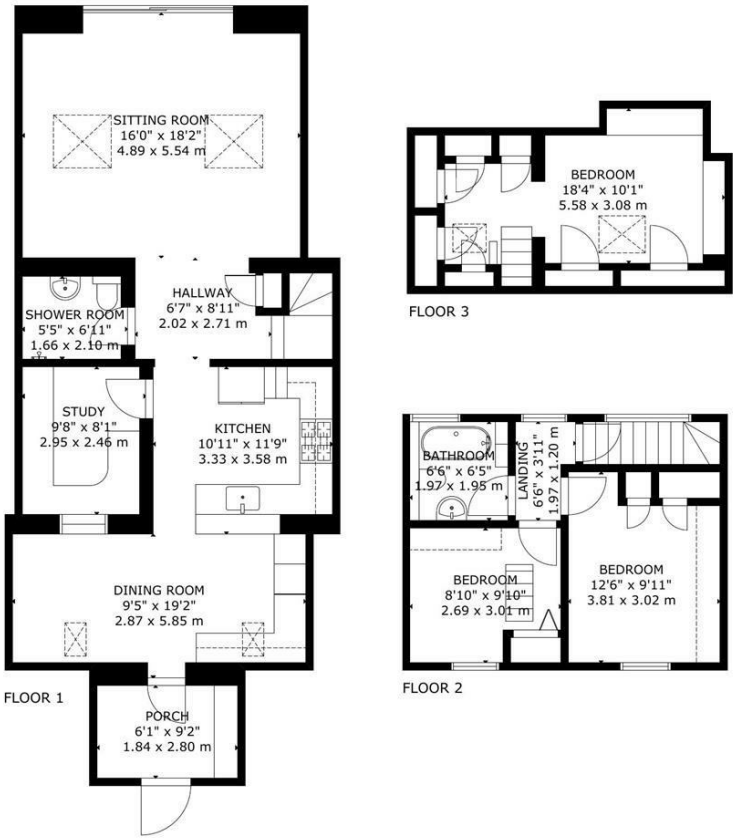
Heading south, Polegate provides further local amenities and is particularly well regarded for its excellent transport connections. Polegate railway station offers regular services towards Eastbourne, Brighton and London Victoria, making it a useful option for commuters and those travelling further afield.

There are also several well known attractions within easy reach, including the historic Michelham Priory, the popular Drusillas Park and the beautiful Arlington Bluebell Walk, which attracts visitors from across the county during the spring.

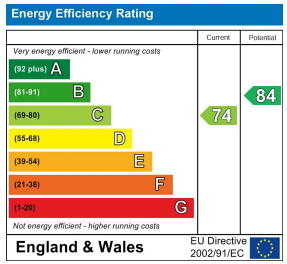
The coastal town of Eastbourne is readily accessible, offering an extensive range of shopping, restaurants, theatres, sporting facilities and its famous seafront, whilst the A27 provides convenient connections towards Lewes, Brighton and further along the south coast.

Combining excellent road connections, easy access to established towns and railway links, with woodland walks directly opposite and some of East Sussex's most attractive countryside close by, this is a location that offers plenty of flexibility for modern-day living.

Woodside Terrace, Hailsham



GROSS INTERNAL AREA
TOTAL: 126 m²/1,354 sq.ft
FLOOR 1: 77 m²/825 sq.ft, FLOOR 2: 30 m²/320 sq.ft, FLOOR 3: 19 m²/209 sq.ft
EXCLUDED AREAS: PORCH: 5 m²/56 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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