

1 Battle Road, Hailsham



- 3D Virtual Tour
- Over Three Floors
- 1230 SQFT
- Kitchen-Diner
- First Floor Lounge
- 2 x WCs
- Private Courtyard
- Will Be Sold With New Lease
- Share Of Freehold
- Central Location

Leasehold - Share of Freehold

£200,000

4 BEDROOM

2 RECEPTION

1 BATHROOM

0 GARAGE

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### DESCRIPTION

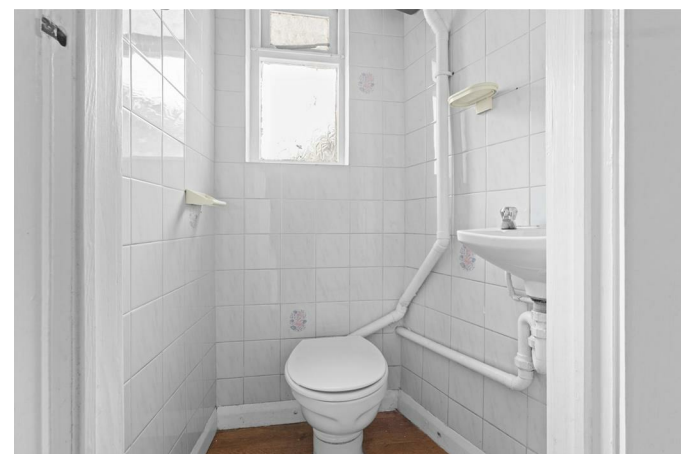
A spacious three storey maisonette offering well proportioned accommodation extending to approximately 1,230 sq ft, ideally positioned in a central Hailsham location at the junction of London Road and Battle Road.

The property is arranged over three floors and provides versatile living space, including a generous lounge on the first floor and a well sized kitchen diner on the ground floor. There are four bedrooms in total, making it an attractive option for both owner occupiers and investors alike. A bathroom with bath and shower serves the upper floors, and the layout lends itself well to sharers or growing households.

Externally, the property benefits from a private courtyard garden, providing a private low maintenance outside space.

A new lease will be granted upon completion, and the purchaser will benefit from a share of the freehold, offering greater long term control and security.

Situated within easy reach of local shops, amenities and transport links, this is an excellent opportunity for a first time buyer or investor seeking a well located and generously sized property.



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### The Area

Occupying a highly convenient central position, the property sits at the junction of London Road and Battle Road, within easy walking distance of Hailsham High Street. The town offers a good range of independent shops, supermarkets including Tesco and Waitrose, cafes and everyday amenities, along with leisure facilities and schooling for most age groups.

For commuters, there are regular bus services nearby, while mainline rail links can be found at Polegate, providing direct services to Brighton, Eastbourne and London Victoria. The A22 and A27 are also easily accessible, offering road connections across Sussex and to the coast.

The surrounding area provides a balance of town and countryside, with nearby access to the Cuckoo Trail for walking and cycling, as well as the South Downs National Park within a short drive.