



GROSS INTERNAL AREA
FLOOR 1: 758 sq ft, 70 m² EXCLUDED AREAS:
CONSERVATORY: 99 sq ft, 9 m²
TOTAL: 758 sq ft, 70 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

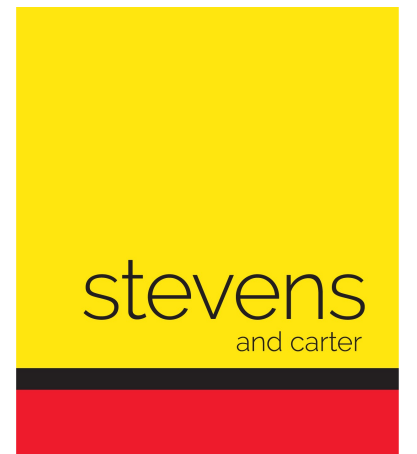
FLOOR 1



Energy Efficiency Rating	
EU Directive 2002/91/EC	70
Very efficient - lower running costs	A
Efficient	B
Decent	C
Needs improvement	D
Poor	E
Very poor	F
Very poor - higher running costs	G

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	69
Very low	A
Low	B
Medium	C
High	D
Very high	E
Very high - higher CO ₂ emissions	F
Very high - higher CO ₂ emissions	G

Stoney Lane, Hailsham



- Yards From The High Street
- Down An Historical Twitten
- Character Bungalow
- Cottage Style Gardens
- Driveway To Garage
- Double Glazed Conservatory
- Excellent Decorative Order
- Superb Fitted Kitchen
- Highly Recommended

Freehold

£265,000 Offers In Excess Of

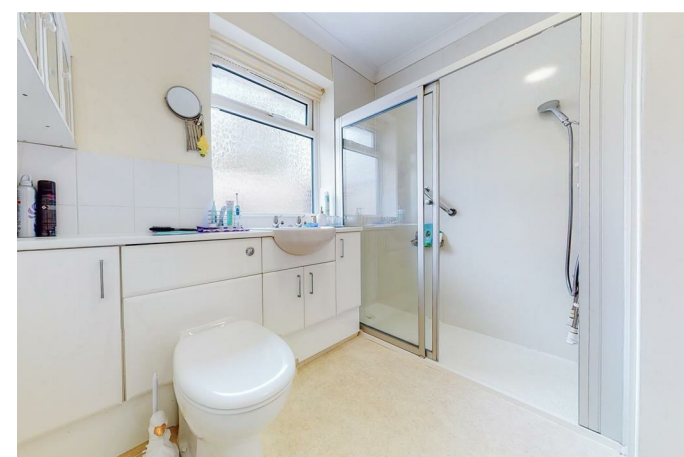
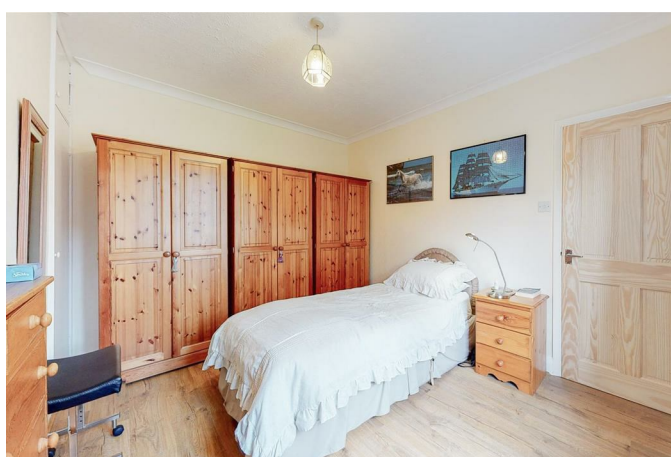
2 BEDROOM 1 RECEPTION 1 BATHROOM 1 GARAGE

Stoney Lane, Hailsham

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DESCRIPTION

Located Along An Historical Twitten Just Yards From High Street | Semi-Detached Character Bungalow | Driveway And Garage | Pretty Cottage Style Gardens | Excellent Decorative Order. An extremely well presented two bedroom semi-detached character bungalow, tucked away, hidden within secluded private English cottage style gardens set along an historical twitten just yards from Hailsham Town Centre. The Property offers light and airy accommodation affording two double bedrooms, conservatory, refitted bathroom and a superb kitchen/dining room. With this property there is the added benefit of a garage and parking to the rear. In order to fully appreciate the charm and geographical merits of this characterful property, a viewing comes highly recommended!



Stoney Lane, Hailsham

Conservatory 3.10m x 2.98m (10'2" x 9'9")

Kitchen/Breakfast Room 5.02m x 3.29m (16'5" x 10'9")

Inner Hall 2.53m x 0.89m (8'3" x 2'11")

Lounge 4.78m x 3.59m (15'8" x 11'9")

Bedroom One 3.94m x 3.88m (12'11" x 12'8")

Bedroom Two 3.55m x 3.32m (11'7" x 10'10")

Shower Room 2.52m x 2.26m (8'3" x 7'4")

Outside

Driveway To Garage

Front & Rear Gardens