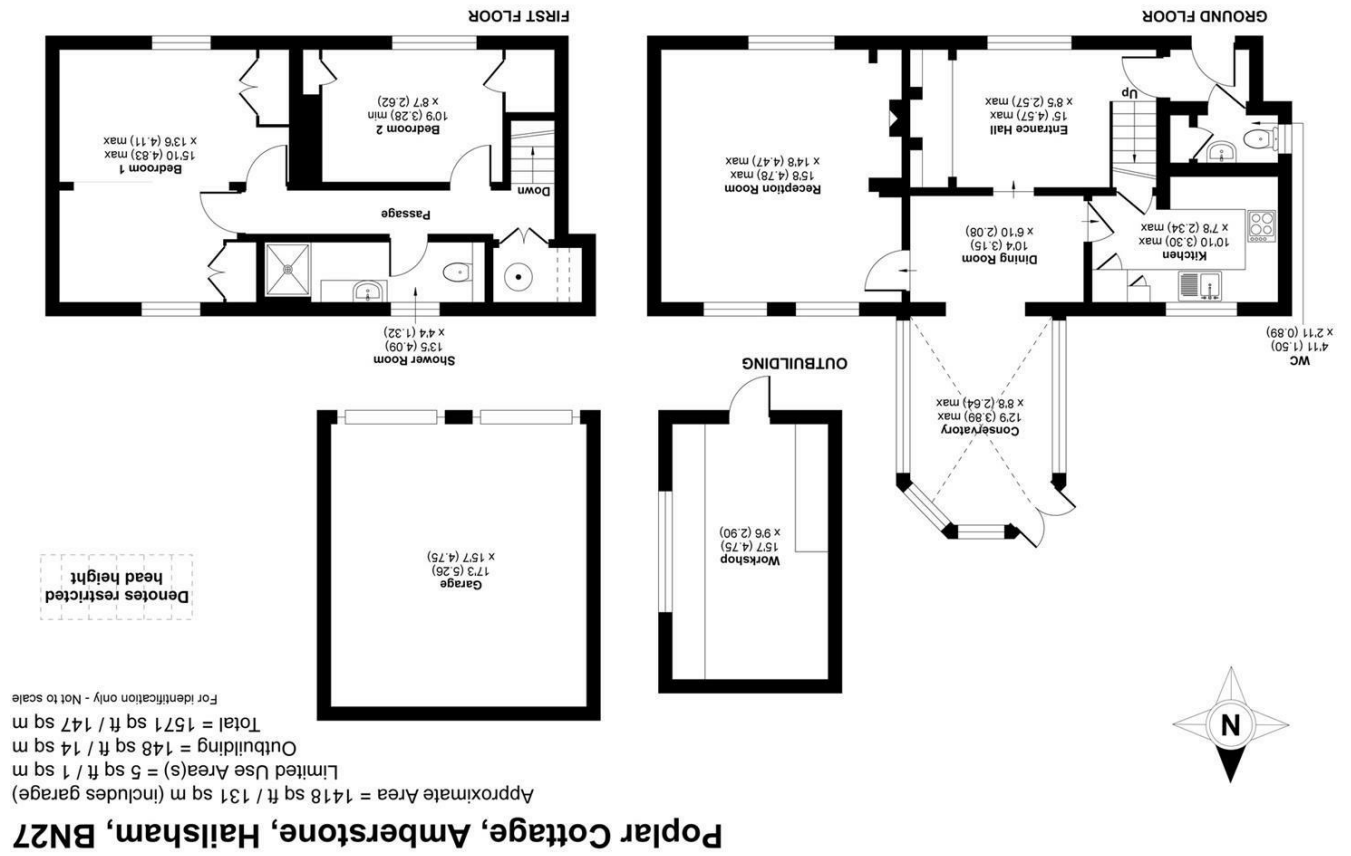


| Energy Efficiency Rating |            |
|--------------------------|------------|
| EU Directive 2002/91/EC  | 2002/91/EC |
| A (82-91)                | A (82-91)  |
| B (69-81)                | B (69-81)  |
| C (55-68)                | C (55-68)  |
| D (39-54)                | D (39-54)  |
| E (29-38)                | E (29-38)  |
| F (13-28)                | F (13-28)  |
| G (1-12)                 | G (1-12)   |
| Current                  | 67         |
| Target                   | 78         |

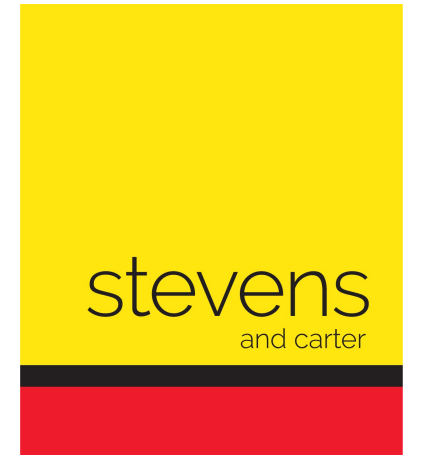
  

| Environmental Impact (CO <sub>2</sub> ) Rating |            |
|--|------------|
| EU Directive 2002/91/EC                        | 2002/91/EC |
| A (1-10)                                       | A (1-10)   |
| B (11-15)                                      | B (11-15)  |
| C (16-20)                                      | C (16-20)  |
| D (21-25)                                      | D (21-25)  |
| E (26-30)                                      | E (26-30)  |
| F (31-35)                                      | F (31-35)  |
| G (36-40)                                      | G (36-40)  |
| Current  | 61         |
| Target   | 78         |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rnhocom 2020. Produced for Stevens & Carter Estate Agents. REF: 660169

Amberstone Road, Hailsham



- 3D Virtual Tour
- House With Building Plot
- Full Planning Granted
- Semi-Rural Location
- Detached Double Garage
- Gated Driveway
- Over Half Acre
- Conservatory
- Gas Central Heating
- Modern Double Glazing

£690,000

3 BEDROOM    1 RECEPTION    1 BATHROOM    2 GARAGE

Amberstone Road, Hailsham

## Amberstone Road, Hailsham

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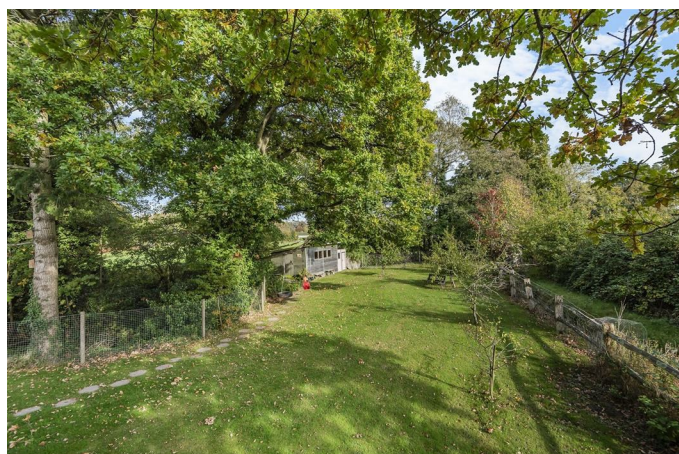
### DESCRIPTION

3D Virtual Tour | House With Building Plot | Full Planning Granted | Semi-Rural Situation | Characterful Period Cottage | Large Gated Driveway | Over Half Acre | Conservatory | Detached Double Garage | Workshop | Immaculate Presentation | Double Glazed | Gas Central Heating |

Situated in Amberstone is this beautifully presented detached period property occupying a large plot that has FULL PLANNING for a further four bedroom detached dwelling.

Inside this house is arranged with an entrance hall, reception room, dining room, kitchen, conservatory, downstairs WC. Upstairs there is the master bedroom, formally two separate bedrooms, a further bedroom and shower room. Outside the mature plot extends to over half an acre and includes a gated, graveled driveway, large detached garage, workshop and shed.

To explore this fantastic property and the potential offered here please take a look at our 3D Virtual Viewing and call us to arrange an accompanied viewing.



## Amberstone Road, Hailsham

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Entrance Hall 4.57 x 2.57 (14'11" x 8'5")

Reception Room 4.78 x 4.47 (15'8" x 14'7")

Dining Room 3.15 x 2.08 (10'4" x 6'9")

Kitchen 3.30 x 2.34 (10'9" x 7'8")

Conservatory 3.89 x 2.64 (12'9" x 8'7")

Downstairs WC

Stairs To First Floor

Landing

Bedroom One 4.83 x 4.11 (15'10" x 13'5")

Bedroom Two 3.28 x 2.62 (10'9" x 8'7")

Shower Room

Airing Cupboard

Detached Double Garage 5.26 x 4.75 (17'3" x 15'7")

Workshop 4.75 x 2.90 (15'7" x 9'6")

Building Plot

Wealden DC Planning Ref - WD/2018/1243/F. As detailed in the plans shown in our photographs the property is being sold with FULL PLANNING to build a detached, four bedroom chalet style house within the boundary of the existing 'Poplar Cottage'.