

Crane & Co



Price Guide

£600,000 - £650,000

The Down, Old Road, Magham Down, East Sussex BN27 1PS

 4 Bedroom  3 Bathroom  2 Reception

 01323 440678

 sales@craneandco.co.uk

The Down, Old Road, Magham Down, East Sussex BN27 1PS

Price Guide
£600,000 - £650,000
Freehold

 4 Bedroom  3 Bathroom  2 Reception

PRICE GUIDE £600,000 - £650,000

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at craneandco.co.uk (ALL PROVIDED FREE FOR ALL OUR SELLERS)

Let us show you something a little special. Nestled in the peaceful hamlet of Magham Down, this exquisite four bedroom detached home offers the perfect balance of rural tranquillity and modern luxury. Just under ten minutes from Hailsham, it delivers that sought after “country living” feeling without sacrificing convenience, the best of both worlds, wrapped in beautifully designed spaces and surrounded by open skies. Step through the entrance porch and into a wonderfully bright, welcoming hallway that sets the tone for the entire home. Every room feels thoughtfully crafted, airy and finished with care. The dual aspect sitting room is an elegant retreat, complete with a log burner that promises cosy evenings by the fire, no matter the season. From here, the home flows into its showstopping heart, a spectacular open plan kitchen, dining and family room. With soaring vaulted ceilings, bespoke cabinetry and bi fold doors spilling out onto the garden, it is a space designed for connection, cooking with friends, slow Sunday breakfasts or watching the sun fade into the fields beyond. It is the kind of room you walk into and instantly imagine living in. All four bedrooms are generously sized and include built in storage, offering calm, uncluttered retreats for the whole family. The downstairs bathroom brings boutique hotel style with its panelled walls, freestanding bath and spacious walk in shower. Upstairs, you will find a further family bathroom along with an en suite to bedroom one, creating a wonderfully practical layout for busy mornings. Throughout the home, thoughtful touches and ample storage keep life running smoothly, allowing the luxurious feel of the property to shine. Outside, the rear garden is a peaceful extension of the home, with beautiful views that change with the seasons. A summerhouse provides an ideal work from home studio or creative hideaway, while the Pod Point electric vehicle charging adds a welcome modern convenience. Life at The Down is all about slowing the pace, enjoying the countryside and still being moments from Hailsham’s shops, cafés, schools and amenities. It is a home that invites you to live well, whether that means entertaining, unwinding, exploring the nearby countryside or simply soaking up the tranquillity of your surroundings. A truly exceptional home in a setting that feels special the moment you arrive.

Room Sizes

Entrance
Kitchen/Dining Room - 24' 8" x 16' 5"
Bathroom
Living Room - 16' 1" x 9' 4"
Reception Room - 16' 0" x 9' 11"
Bedroom 1 - 14' 0" x 9' 11"
En Suite
Bedroom 2 - 11' 6" x 8' 10"
Bedroom 3 - 9' 1" x 8' 11"
Bathroom

Main Features

- 4 Bedrooms
- Country Lane Location
- Off Road Parking
- Hot Tub
- Electric Car Charging Point
- Open Plan

The Down, Old Road, Magham Down, East Sussex BN27 1PS

 Crane & Co

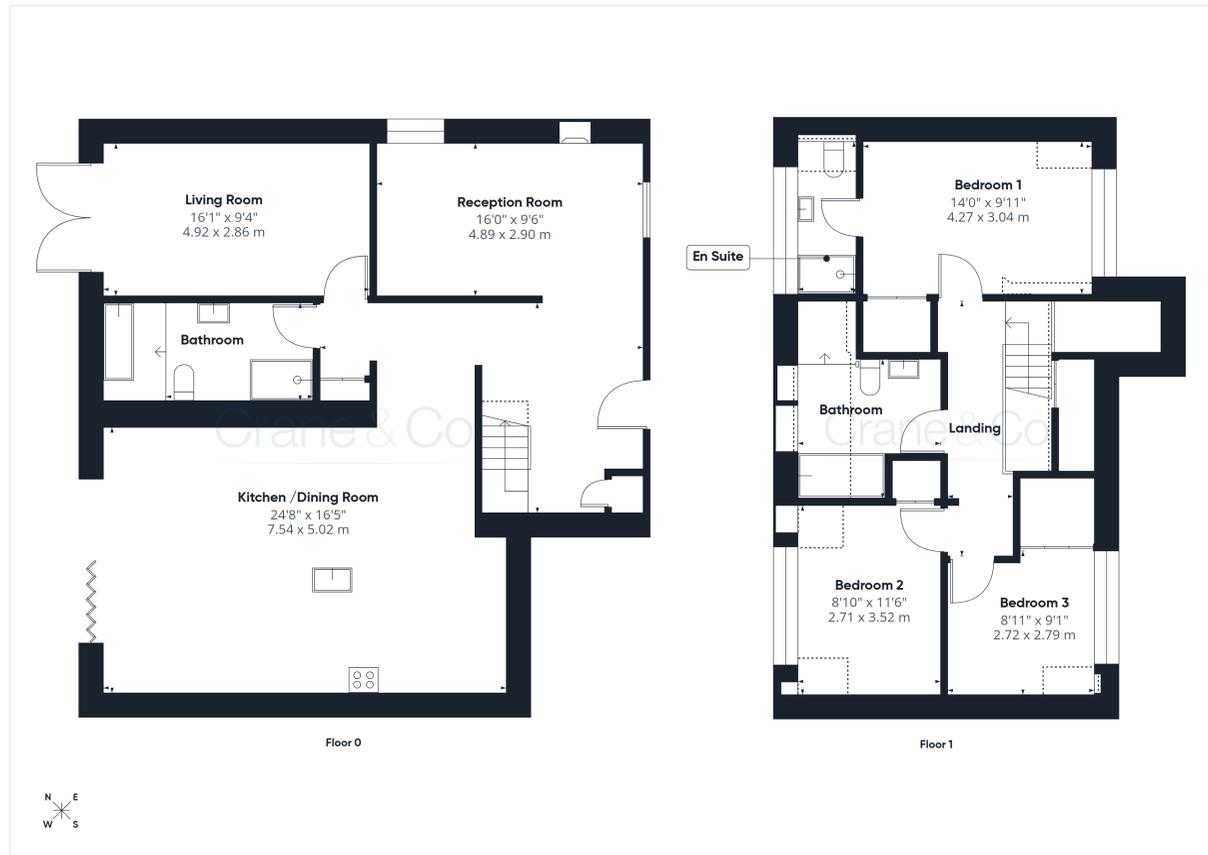
 01323 440678  sales@craneandco.co.uk  craneandco.co.uk

The Down, Old Road, Magham Down, East Sussex BN27 1PS

Price Guide
£600,000 - £650,000

Freehold

 4 Bedroom  3 Bathroom  2 Reception



The Down, Old Road, Magham Down, East Sussex BN27 1PS

Crane & Co

 01323 440678  sales@craneandco.co.uk  craneandco.co.uk



Crane & Co

The Down, Old Road, Magham Down, East Sussex BN27 1PS

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk



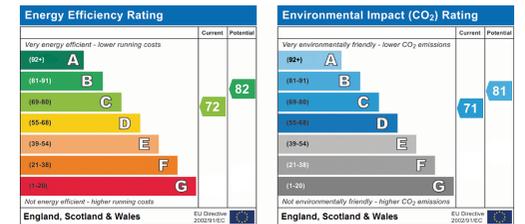
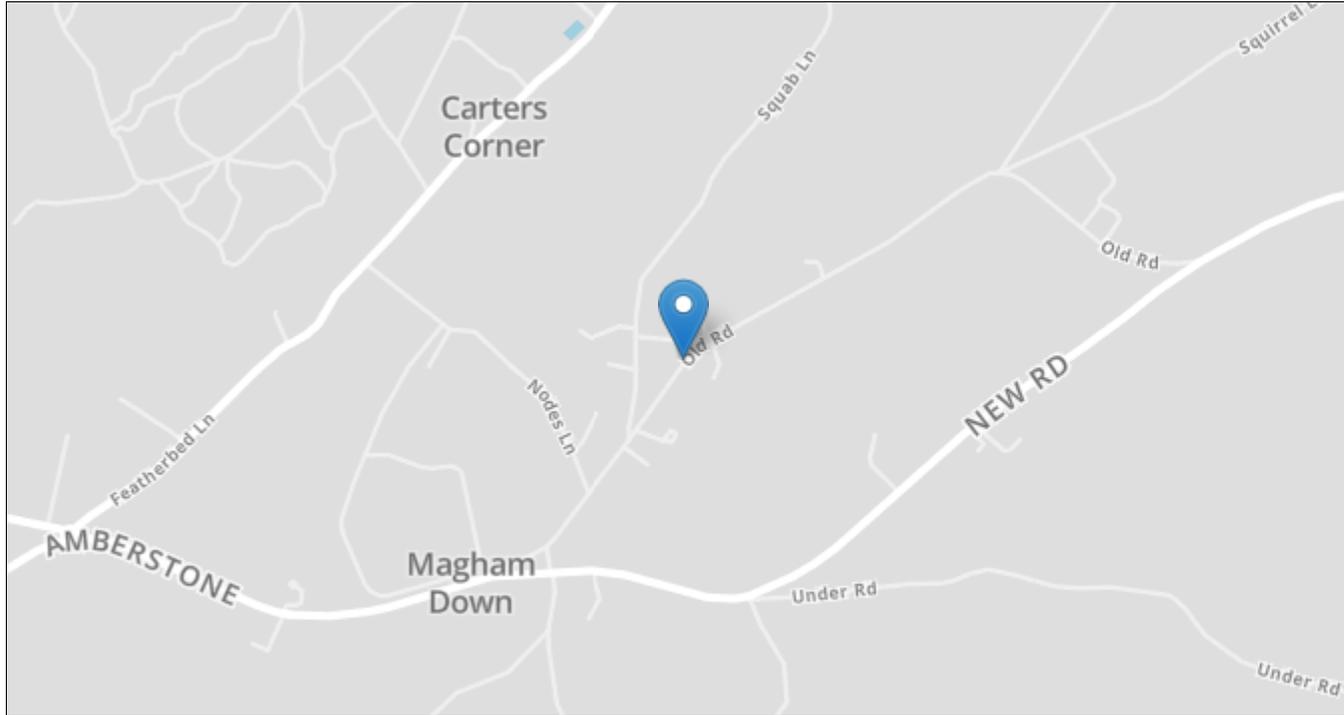
Crane & Co

The Down, Old Road, Magham Down, East Sussex BN27 1PS

☎ 01323 440678 ✉ sales@craneandco.co.uk 🌐 craneandco.co.uk

The Down, Old Road, Magham Down, East Sussex BN27 1PS

4 Bedroom 3 Bathroom 2 Reception



Price Guide
£600,000 - £650,000
Freehold

Crane & Co

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.