

Crane & Co



Price Guide

£675,000 - £690,000

31 Ersham Road, Hailsham, East Sussex BN27 3LQ

 4 Bedroom  2 Bathroom  3 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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An exceptional 4 bedroom detached period residence where elegance meets effortless modern living. Rich in character and refined in style, this remarkable home offers a rare opportunity to acquire a property of true distinction. Beautifully proportioned and thoughtfully arranged, the accommodation providing a seamless balance between formal entertaining and relaxed family life. Original features lend warmth and authenticity throughout from a beautiful original Minton tiled floor in the entrance hall tiled floor, period fireplaces and many others features, contributing to the home's unique story. At its heart lies a welcoming kitchen and breakfast room, designed for both everyday living and sociable gatherings. Large patio doors capture the view down the garden, enhancing the ambience of the principal living space. The versatility of the reception rooms allows for elegant sitting areas, a refined dining room, a study, or playroom adapting beautifully to changing needs with the added benefit of a log burner. Upstairs, the bedrooms offer comfort and tranquillity, while the bathroom is tastefully appointed to serve both family and guests with ease. With the large utility/shower room on the ground floor there is space for everyone. Outside, the southerly facing garden is a true sanctuary. Mature, carefully curated landscaping creates a private and picturesque setting throughout the seasons. Thoughtfully designed and lovingly maintained, it offers a sense of seclusion and serenity an idyllic backdrop for al fresco dining, summer gatherings, or quiet reflection. A car port and private driveway provide ample off-road parking, completing the practical advantages of this distinguished home. Timeless in design and rich in charm, this is a residence that offers not simply a place to live, but a lifestyle to embrace...

Main Features

- Detached Victorian Home
- Stunning Accommodation
- 3 Reception Rooms
- 4 Bedrooms
- Detached Period Home
- Large Garden & Well Established
- Original Minton Tiled Flooring
- Car Port & Driveway
- Character & Many Original Features
- Log Burner
- Kitchen/ Breakfast Room

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Room Sizes

Entrance Hallway
Dining Room - 11' 8" x 11' 6"
Kitchen/Breakfast Room - 26' 1" x 10' 1"
Living Room - 19' 4" x 15' 0"
Bathroom
Family Room - 14' 10" x 11' 9"
Bedroom 1 - 15' 11" x 12' 0"
Bedroom 2 - 13' 4" x 11' 7"
Bedroom 3 - 12' 1" x 9' 11"
Bedroom 4 - 9' 10" x 7' 6"
Bathroom

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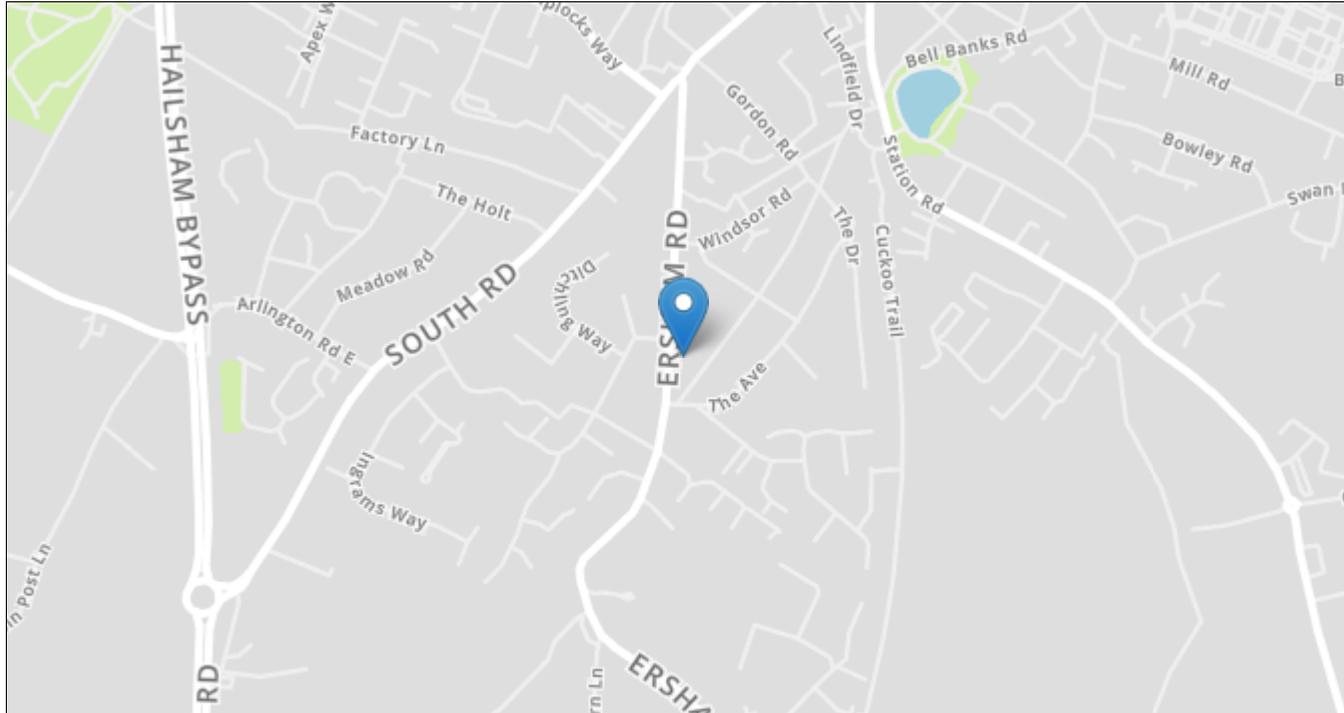
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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