



Price Guide

£500,000 - £525,000

37 Marshfoot Lane, Hailsham, East Sussex BN27 2RB

5 Bedroom 3 Bathroom 3 Reception

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 sales@craneandco.co.uk

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Freehold

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HUGE GARDEN – 5 BEDROOMS – 3 RECEPTION ROOMS! Every now and then, a property comes along that truly stands out from the crowd offering exceptional space, flexibility, and a central location. This is one of those rare homes. Set within a large, private plot with stunning gardens, this impressive five bedroom detached property combined with the convenience of being just a stone's throw from the centre of Hailsham. From the moment you step inside, you'll be struck by the generous proportions and thoughtful layout. With three spacious reception rooms, this home offers fantastic versatility for modern family living. Whether you need a formal dining room, a cosy lounge, a playroom, or a home office, there's plenty of space to shape your living environment to suit your lifestyle. The five double bedrooms are arranged across two floors, providing privacy and flexibility ideal for families with older children, guests, or multi-generational living arrangements. The master bedroom includes an en-suite shower room, while two additional family bathrooms ensure no one is ever waiting in the morning rush. Outside, the property continues to impress. The expansive garden features mature hedging for privacy and a large lawned area, perfect for children to play, pets to roam, or for simply relaxing in peaceful surroundings. A two-tier decked terrace creates an ideal space for summer barbecues, entertaining, or enjoying a morning coffee while soaking in the views. The large driveway provides extensive off-road parking for multiple vehicles, and the garage has been cleverly divided to offer a dedicated home office or hobby space, along with a useful front storage area. Whether you're upsizing, relocating, or looking for a long-term family home, this property truly ticks all the boxes. Spacious, flexible, and full of potential, a viewing is highly recommended to appreciate everything this wonderful home has to offer...

Main Features

- Detached Home
- 5 Bedrooms
- Spanning Over 3 Floors
- Large Family Home
- Large Garden
- 3 Reception Room
- Central Location

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Room Sizes

Entrance Hallway
Living Room - 16' 2" x 11' 2"
Dining Room - 11' 2" x 11' 1"
Kitchen/Breakfast Room - 13' 3" x 12' 9"
Utility Area - 17' 4" x 6' 9"
Home Office - 14' 7" x 9' 0"
Bedroom 1 - 14' 8" x 11' 2"
En Suite Shower Room
Bedroom 2 - 13' 11" x 13' 0"
Bedroom 3 - 12' 8" x 11' 2"
Bathroom
Bedroom 4 - 14' 5" x 8' 6"
Bedroom 5 - 11' 0" x 8' 6"
Shower Room
Garage Area - 9' 5" x 8' 9"
Storage Area - 9' 4" x 8' 6"

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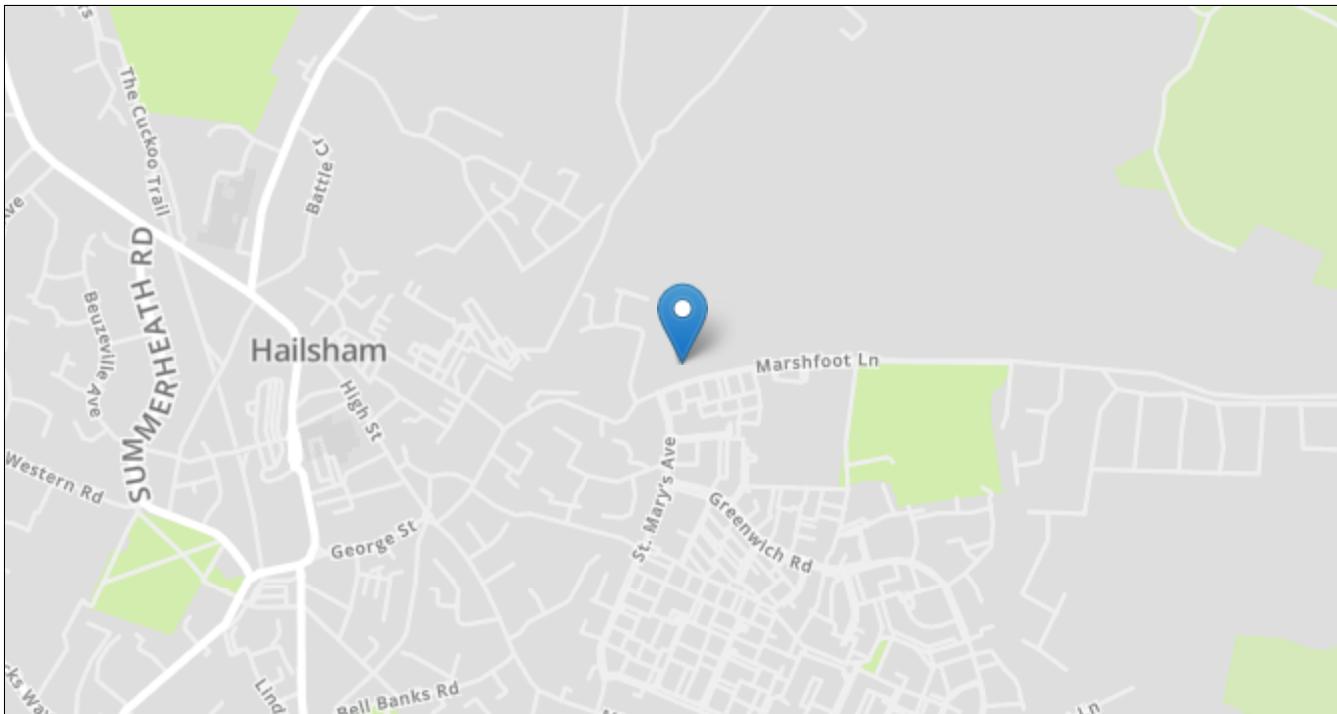
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England,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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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