



Tollgate Cottage, Amberstone, Hailsham, East Sussex BN27 1PQ



A truly unique cottage with a wealth of character, dating back to the late 1700's the cottage would have been where you paid your toll as you headed into Hailsham. In need of refurbishment and updating, the property sits within 0.3acres (tbv) providing the potential for a separate building plot within the garden (subject to planning permission). This would this be a fantastic opportunity for someone who is looking for a project.

HALLWAY

KITCHEN

STAIRS UP

STEP UP

BEDROOM 1

LOFT BEDROOM

LOUNGE

BEDROOM 2

LOFT ROOM

STEP DOWN

STAIRS UP

AGENTS NOTES

DINER

BATHROOM



## Description

AP Estate Agents are proud to present Tollgate Cottage, a charming period cottage thought to date back to the late 1700's. This fascinating property is mentioned in historical documents along with Michelham Priory, situated right next to what would have been a dirt track and is now the A271, the road would have been barred from entry until your toll had been paid. Tollgate cottage was also used to house ARP service men and women during the second world war.

### INSIDE THE PROPERTY

You enter the property via a HALLWAY with both BEDROOM 2 and 3 on your left hand side. With both rooms situated on the ground floor they appreciate views out to the garden, with one bedroom having the advantage of a built in storage option with hanging space. A couple of steps up from the hallway and you find yourself in the Living Space, this is a nice size room which is split level and has a central exposed brick fireplace that separates the lounge and dining areas. The LOUNGE area has a wonderful cozy feel with beams featuring heavily on the ceilings and an open fireplace, there is a charming farm latch door that leads out to a lean to porch (used as a larder) and then out into the garden. The DINING area has a log burner within the fireplace, as well as sliding patio doors leading you out to the garden. The KITCHEN is through an archway from the lounge and occupies part of the original cottage, it features an unusually high ceiling with beams on the walls and the ceiling, and a rustic quarry tiled floor, originally there likely to have been steps up to the window where the toll was collected from the roadside. This window is significantly higher, with the cottage sitting lower from the road. The Kitchen comprises of wall and floor units, plumbing for a washing machine, eye level electric oven and grill, gas hob, space for a tall fridge freezer. Back into the Living area and there are a few wooden steps up to the next level which leads to an inner lobby with access to; the BATHROOM, comprising of a coloured suite consisting of separate shower enclosure, panel bath, wash basin with storage below. Here there is access to a small loft area as well as an airing cupboard. Through a farm latch door further steps lead up to an attic BEDROOM which has dormer windows either side and an exposed brick chimney features within the room. A further door leads through to a huge ATTIC SPACE with windows at either end, this space could easily become further accommodation, it is fully boarded and enough height to stand comfortably.

### OUTSIDE

The garden of this property is an enviable size being close to third of an acre (tbv), it has a heavily tree lined boundary and a stream (Hurst Haven) to the eastern edge of the plot, with farmland behind a brick walled boundary to the southern edge of the plot. Whilst the stream may be a concern to some, the vendor has said that it has never burst its banks in decades of ownership.

The property was home to a cattery business some years ago, the owners had a very large expanse of concrete laid down to erect cat pens on, the pens have since been dismantled but this has left a large area on which to park larger vehicles if required.

There is enough room within this property's garden to build another property. Although permission has never been sought, the property next door did exactly that, so if this was on interest it would worthwhile investigating this further with Wealden District Council planning department.

### ADDITIONAL INFORMATION

The property is well insulated from road noise, having double glazing throughout and additional glaze panels on the road side windows.





SERVICES: Mains gas, electric, water, drainage and telephone.

COUNCIL TAX band D - Wealden £2558.30

LOCATION

Amberstone is a small village on the outskirts of Hailsham, the largest in-land town in East Sussex. Hailsham high street is approx 1.3 miles away and offers a comprehensive range of shops and supermarkets, places to eat, post office, dentists and doctors surgeries.

Hailsham Community College Academy Trust, an all through academy that provides education from 2-19yrs, is only 1.1 miles away. As well as a number of other primary schools across Hailsham. There is also a good choice of Independent Schools closeby with pick up points in the area; Bede's Senior School (4 miles) and Bede's Prep School (13 miles), Eastbourne College (13 miles), St Andrews Prep School (13 miles) and Lewes Old Grammar School (11 miles).

Hailsham is popular with sporting pursuits it has a leisure centre with bowling lanes and a swimming pool, privately owned gyms, tennis clubs and recreation grounds, as well as the famous Cuckoo trail which is a disused steam railway that used to connect Tunbridge wells with Eastbourne, today it offers a smooth tarmac pathway from Polegate to Heathfield and is enjoyed by walkers and cyclists daily.

Other notable locations include Eastbourne (10 miles), Hastings (18 miles), Brighton (24 miles), Royal Tunbridge Wells (22 miles), Gatwick Airport (42 miles). Nearby railway services can be found at Polegate providing mainline transport to Charing cross and Victoria/London bridge in just over an hour.

DIRECTIONS: What3words///modern.cave.beanbag



**Local Authority:** Wealden

**Services (not checked or tested):** Mains gas, water, Electric and sewage.

**Tenure:** Freehold

**EPC:** EPC Rating E

**Council Tax Band:** D



**Offers in Excess of £400,000**

**Viewings**  
Strictly by appointment only



**Disclaimer:**

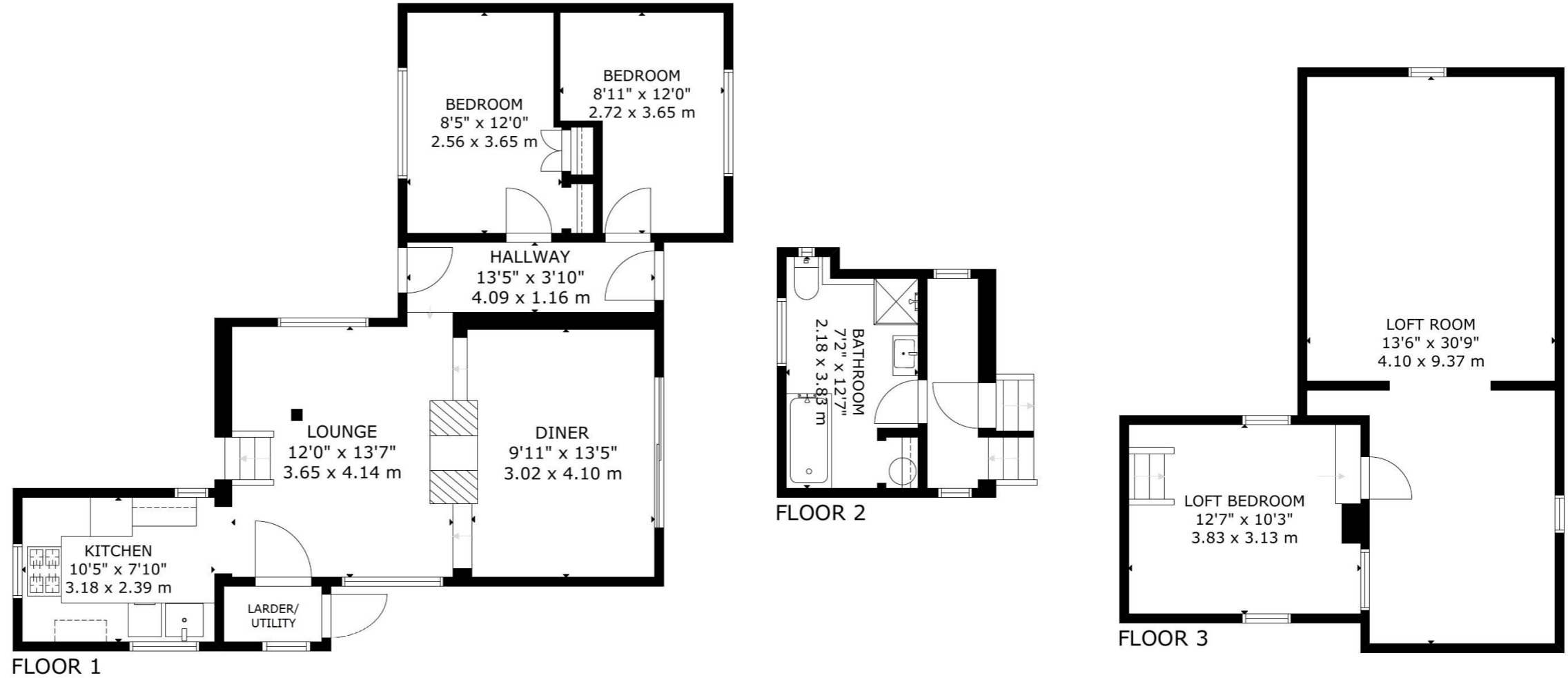
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GROSS INTERNAL AREA  
 TOTAL: 122 m<sup>2</sup>/1,316 sq.ft  
 FLOOR 1: 62 m<sup>2</sup>/672 sq.ft, FLOOR 2: 13 m<sup>2</sup>/137 sq.ft, FLOOR 3: 47 m<sup>2</sup>/507 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	49	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

