



Price Guide

147 Marshfoot Lane, Hailsham, East Sussex BN27 2RD

🏠 2 Bedroom 🛀 1 Bathroom 🪑 1 Reception



Crane & Co

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Freehold

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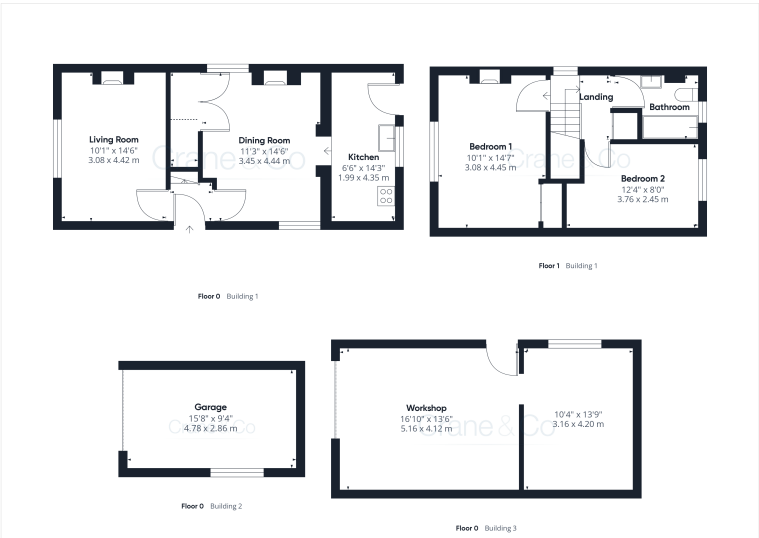
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Builders and people who love a doer-upper, cast your eyes on this! This pretty 2 bedroom cottage has enormous potential for expansion. Sitting in a plot of land measuring just over half an acre and enjoying an outlook over neighbouring farmland, if extensive private gardens are important to you, then this one should absolutely be seen. A genuine rare and excellent opportunity.

N.B. Any incoming purchaser should be advised that there is a covenant in place limiting one property to the plot.

Main Features

- Detached House
- Half An Acre Plot
- Development Potential
- Views Over Farmland



Entrance
Living Room - 14' 6" x 10' 1" 14' 6" x 10' 1" (4.42m x 3.07m)
Dining Room - 14' 6" x 11' 3" 14' 6" x 11' 3" (4.42m x 3.43m)
Kitchen - 14' 3" x 6' 6" 14' 3" x 6' 6" (4.34m x 1.98m)
Bedroom 1 - 14' 7" x 10' 1" 14' 7" x 10' 1" (4.45m x 3.07m)
Bedroom 2 - 12' 4" x 8' 0" 12' 4" x 8' 0" (3.76m x 2.44m)
Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	50	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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