

Crane & Co



PRICE
£485,000

27 Yew Tree Cottage, Battle Road, Hailsham, East Sussex BN27 1DY

🏠 3 Bedroom 🛀 2 Bathroom 📺 2 Reception

📞 01323 440678
✉️ sales@craneandco.co.uk

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Freehold

 3 Bedroom  2 Bathroom  2 Reception

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

A beautiful picturesque cottage with all the charm and character you would expect from a Grade II listed home. With elegant presentation showcasing the character on offer, this home boasts a welcoming ambience throughout. The living room with its wood burner and exposed joinery is a wonderful place to relax and soak up the character of the house. The open plan kitchen/dining room has been thoughtfully reconfigured to meet contemporary needs while preserving the cottage's heritage so whether you're enjoying a quiet morning coffee or entertaining guests, this space is both stylish and functional. A combined shower room and utility room also provides a handy extra space. Upstairs all 3 bedrooms are double rooms served by a generous sized bathroom. Outside, the property truly comes into its own. A generous working garden offers ample space for growing, relaxing, or even keeping chickens. You'll also find the original well, still in use adding a unique and enchanting focal point as well as an added summerhouse for when it's time to relax. A detached garage and off-road parking, ensuring convenience rarely found with period properties. With its combination of history, comfort, and charm, this rare gem is ideal for anyone seeking a character-filled home

Main Features

- Grade II Listed Cottage
- 2 Reception Rooms
- 3 Bedrooms
- Many Original Features
- Garage
- Bathroom & Shower Room
- Immaculate Landscaped Garden
- Close to Town Centre
- Off Road Parking Spaces

Room Sizes

Entrance Hall
Living Room - 15' 9" x 10' 4"
Dining Room - 11' 5" x 10' 6"
Kitchen - 12' 10" x 9' 7"
Shower Room
Bedroom 1 - 11' 4" x 10' 4"
Bedroom 2 - 12' 9" x 9' 8"
Bedroom 3 - 11' 5" x 10' 6"
Bathroom
Garage - 18' 10" x 10' 0"
Sun Room - 15' 8" x 9' 8"

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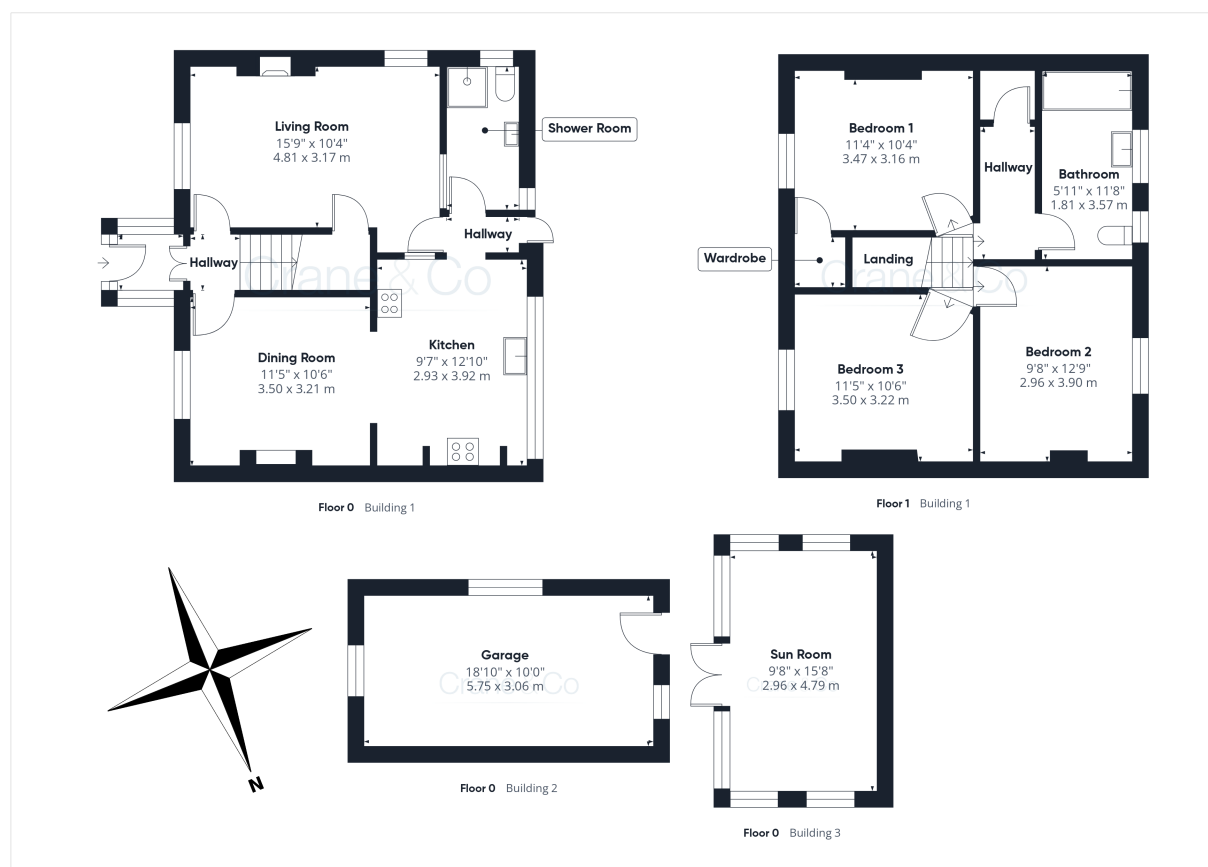
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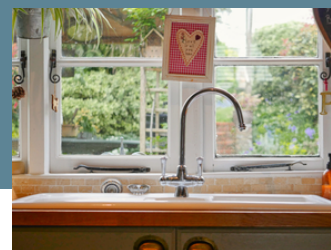


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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+)	A	76	
(81-91)			
(69-80)			
(55-68)			
(39-54)	E	28	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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