



6 Ersham Road, Hailsham, East Sussex BN27 3LD



Step inside this delightful early-1900s terraced cottage and you'll quickly realise just how deceptive the frontage is. The home stretches far beyond its modest exterior, unfolding into a surprisingly generous and beautifully balanced interior. Loved and meticulously cared for by the current owners, it radiates warmth, character, and thoughtful presentation throughout. The ground floor flows naturally from a cosy lounge into a welcoming central dining room, creating an inviting heart to the home. Beyond this sits a well-arranged kitchen and a bright utility conservatory, adding both practicality and charm. Period features are sprinkled throughout, rewarding you at every turn. Upstairs continues the theme of character and comfort, offering two genuine double bedrooms and a well-appointed bathroom, all enhanced by further original details that give the property its timeless appeal. The garden truly comes into its own in the summer months, enjoying a sunny southerly aspect and a wonderful sense of privacy. At the far end, an extremely useful outbuilding provides flexible space, ideal as a home office, studio, or hobby room.

#### ENTRANCE

- ENTRANCE LOBBY/HALLWAY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- CONSERVATORY

#### UPSTAIRS

- LANDING

- BEDROOM 1
- BEDROOM 2
- BATHROOM

## Description

AP Estate Agents are delighted to introduce this beautifully presented early-1900s period cottage, set on the outskirts of Hailsham yet conveniently positioned less than half a mile from the town centre. Its classic Sussex brick façade and grey slate roof give it instant kerb appeal, and while the frontage suggests a modest home, the cottage extends far deeper than expected, opening into a surprisingly generous interior. Inside, the layout flows effortlessly. Two inviting reception rooms create a warm and versatile living space, complemented by a well-proportioned kitchen with direct access to the rear garden, ideal for both everyday family life and entertaining. Thoughtfully designed storage has been incorporated throughout, with stylish alcove shelving and clever solutions beneath the stairs. Upstairs, two comfortable double bedrooms continue the theme of smart, integrated storage, offering excellent cupboard space and flexibility. Throughout the home, period features add charm and character, including exposed brickwork and open fireplaces that could accommodate log-burning stoves if desired. This is a cottage that blends traditional warmth with practical modern living, all within easy reach of Hailsham's amenities.

#### INSIDE THE PROPERTY

You step through the front door into a welcoming hallway with practical hanging space, setting the tone for the thoughtful storage found throughout the home. This leads directly into the heart of the property, a generous dining room with the staircase rising to the first floor. Beneath the stairs, an ingenious built-in storage system maximises every inch, complemented by a period fireplace with a wooden surround and mantel. Either side, bespoke cupboards and display shelving sit perfectly within the alcoves, echoing the character of the era. From here, the snug lounge offers an inviting retreat, centred around a charming exposed-brick fireplace with a quarry-tiled hearth and oak mantel. Picture rails and exposed timber floors enhance the warmth and authenticity of the room, creating a wonderfully cosy space to unwind. The kitchen is well arranged with light wood-effect base units, tiled flooring, and ample worktop space for food preparation. There is plumbing for a washing machine, room for a dishwasher, and a range oven featuring a four-ring gas hob and induction plate. Dual-aspect windows flood the room with natural light, making it a bright and practical workspace. A door leads out to a lean-to conservatory, previously used as a utility area, ideal for wet coats, muddy boots, and everyday household storage, and providing direct access to the rear garden.

#### UPSTAIRS

Stairs rise from the centre of the home to a good sized landing that stretches the full depth of the property. There is access to the loft above, understood to be partially boarded and offering a generous amount of additional storage. The main bedroom sits at the front and continues the period charm found throughout the ground floor. Picture rails, exposed floorboards and an original fireplace, now a decorative feature creating a wonderfully characterful atmosphere. A full wall of fitted bedroom furniture provides excellent storage, combining cupboards, hanging space and a central dressing table, all without compromising the generous proportions of the room. Further along the landing is Bedroom Two, another comfortable double overlooking the rear garden. Here, clever built-in cupboards make use of the space above the stairs, creating superb storage that feels both practical and discreet. The bathroom sits a few steps down and is impressively spacious, fitted with both a bath with handheld shower attachment and a separate shower cubicle, along with a low-level WC and pedestal basin. Throughout the first floor, traditional farm-latch doors and exposed floorboards continue the warm, authentic feel of the cottage. The current owners have been careful to preserve the home's period roots while subtly incorporating modern comforts, resulting in a beautifully balanced and inviting space.

#### OUTSIDE

The frontage enjoys a classic cottage feel, with a small garden set back from the pavement behind a neat grass border and low brick wall. Although the property does not have off-road parking, residents typically find space directly outside, keeping day-to-day living convenient. The rear garden is a real highlight. Stretching to around 55 feet in length and matching the width of the house, it offers an excellent balance of usable space and privacy. A full-width patio sits directly behind the property, creating an ideal spot for outdoor dining, summer gatherings, or a safe play area easily viewed from the kitchen. Beyond this, the garden is mainly laid to lawn, with a raised flower bed framed by railway sleepers along one side—bursting with colour through the warmer months. At the far end stands a versatile outbuilding, currently used for storage but offering huge potential. With a little imagination, it could become a hobby room, home office, workshop, or even a children's den—the possibilities are endless.







#### ADDITIONAL INFORMATION

Due to this property being a mid terrace it has a right of way across the neighboring properties garden, you will notice the gate in the fence which would be your exit point, this is quite typical in older properties. As an example it avoids having to take your garden refuse or muddy push bikes through the house.

#### LOCATION

This property is ideally positioned on Ersham Road, just 0.4 miles from Hailsham's lively town centre. The town retains its traditional market-town character, with a welcoming mix of independent shops, cafés, national retailers, and regular community events. The popular Cuckoo Trail runs through Hailsham, offering miles of scenic walking and cycling routes right on the doorstep. Families are well served, with Hawkes Farm Academy approximately half a mile away, Burfield Academy around 0.7 miles, and Hailsham Community College—covering secondary and sixth form—just under a mile from the property. Everyday essentials, healthcare, and leisure facilities are all close at hand. Ersham Road provides quick access to the A22 and A271, making travel to nearby towns and cities straightforward. Eastbourne is around 8 miles away, Brighton 22 miles, Tunbridge Wells 20 miles, and Hastings 17 miles, with Gatwick Airport approximately 34 miles for wider connections.

Although Hailsham no longer has its own station, excellent rail links are available nearby. Polegate Station, about 4 miles away, offers direct services to London Victoria, Brighton, Eastbourne, Lewes, and Hastings, while Berwick Station, around 6 miles distant, provides further convenient routes. Both stations offer parking and frequent services. The area offers an appealing lifestyle, with the South Downs National Park, the Sussex coastline, and miles of countryside trails all within easy reach—perfect for those who enjoy walking, cycling, or exploring the surrounding villages and countryside.

#### DIRECTIONS

<https://w3w.co/screaming.stability.postage>



**Local Authority:** Wealden

**Services (not checked or tested):** Mains Electric, Water, Drainage

**Tenure:** Freehold

**EPC:** EPC Rating

**Council Tax Band:** C



**Guide Price £285,000**

**Viewings**

By Appointment Only



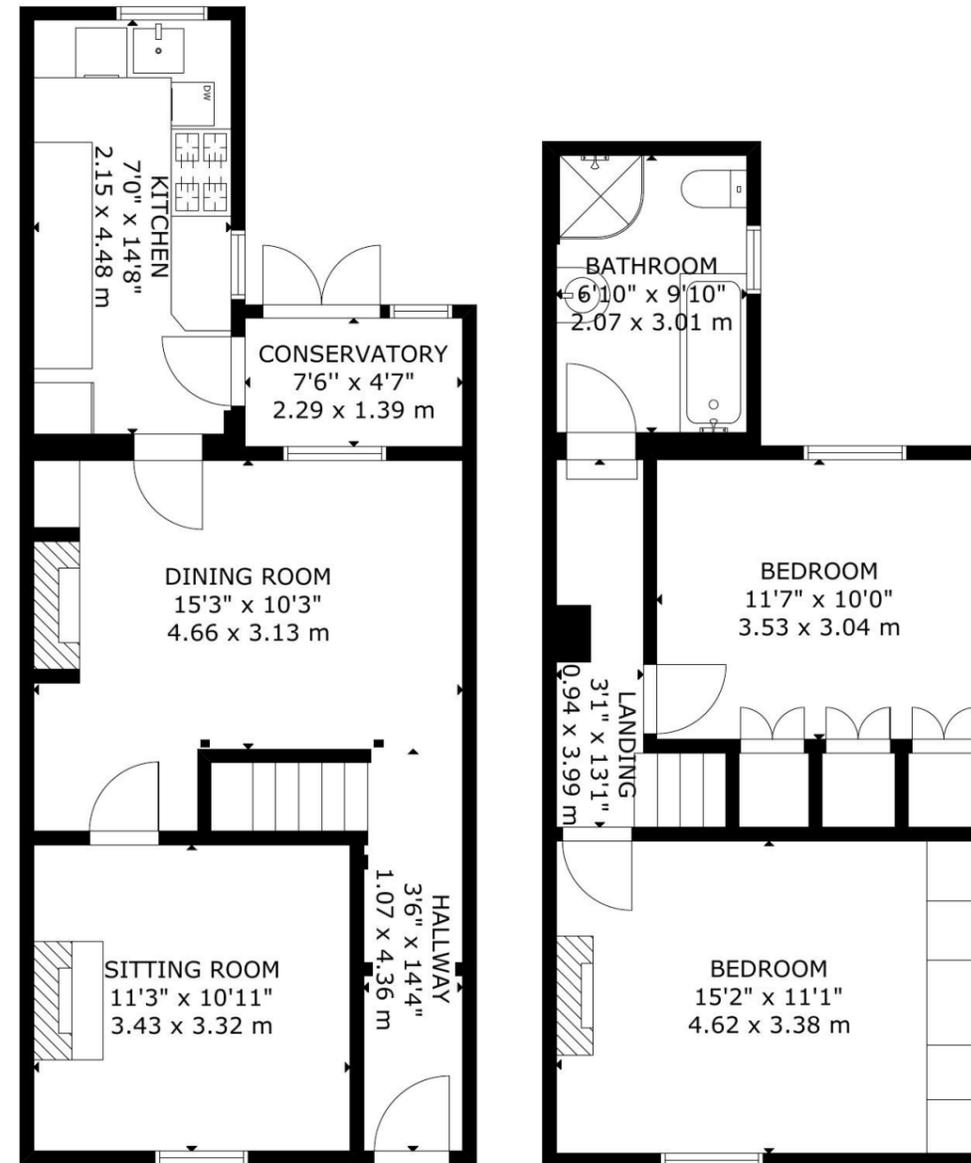
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FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 TOTAL: 975 sq ft  
 FLOOR 1: 527 sq ft, FLOOR 2: 448 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY