



10 Lansdowne Road, Hailsham, East Sussex BN27 1LJ



A fantastic example of a 4 Bedroom Bell & Person detached home, extensively reconfigured and modernised resulting in an opportunity you are not going to want to miss. Immaculately presented with a luxurious kitchen and dining area, bi-fold doors open up to an outside entertainment space which includes an outside kitchen area! The high quality of fixtures and fittings can be found throughout the property, from beautiful tiling in the kitchen and bathrooms, solid oak doors, flooring and balustrade, to the brick driveway at the front, this wonderful family home has it all and wants for nothing.



Description

AP Estate Agents are proud to present this fantastic family home in the desirable North end of Hailsham in Lansdowne road. Properties in this area were built around the 1960's by a well known company at the time named "Bell & Pearson and continue to be a popular choice for families in Hailsham. Living in this area has grown ever more desirable as the years go on due to being near prime schools, convenience stores and the Cuckoo trail. This property is one of the chalet style detached properties, but has been reconfigured ingeniously inside to maximise the accommodation and provide an idea living space for a modern household to enjoy living in and entertain friends.

INSIDE THE PROPERTY

The luxurious feeling starts the moment you approach the front door by the newly built open oak porch. Walking through the door you are greeted by warm rich oak flooring and the HALLWAY which is a good size, has lovely half height paneling on the walls and access to most of the downstairs rooms leading from it. All the doors have been replaced with Solid oak which perfectly matches the flooring and balustrade leading upstairs. The first thing to note is the size of this area, generous enough to hang coats and store shoes and welcome guests into your home, the space is currently being used as study area, a glazed door at the end of the hall leads you into THE KITCHEN: a range of deluxe units topped in the most magnificent granite work surface, the effect is quite striking when teamed with a large tiled floor. You will benefit from a huge range of cupboards, drawers on both wall and floor. The appliances would cater for even the most advanced cooks among us and feature two electric eye line ovens, a steamer, microwave oven and grill, an induction hob with extractor above and space allocated for a plumbed in American fridge freezer. An extension to the side of the kitchen creates access to both the front and rear of the property, where there is addition work top space, a sink and some wall and base units. This area has been well thought out to provide somewhere to kick off those dirty shoes after being out in the garden or returning from a walk, before having to walk through the house, plus a lantern in the ceiling floods the rooms with light. There is also a breakfast bar which separates the kitchen area from the DINING ROOM: an area which has space for a large table and chairs, one of the many features of this room worth keeping an eye out for on your viewing is the elaborate tile design on the chimney breast, hundreds of individual tiles painstakingly placed by a master tiler, within the inset is a log burning stove which will make the room really cozy on a winters day. Bespoke shelving units have been fitted around the room with cupboards below and there are bi-fold doors which open out fully to the outside space. The LOUNGE is at the front of the property with a large window overlooking the driveway, you will find plenty of room for the family to sit down and watch TV together, with the convenience of the downstairs BATHROOM being just across the hall. Fitted with a stylish modern suite comprising of a bath and shower as well as a wash basin unit with WC, and beautifully tiled on walls and floor.

UPSTAIRS

Upon reaching the first floor you are met with a central LANDING providing access to all the rooms and a hatch to the loft above you, all the doors on this level have been replaced with solid oak as well and the decoration compliments the area making it feel light and airy. Working clockwise around the landing, BEDROOM 2 is the first room on your left, it is a decent double with a dormer creating a double aspect. Next is BEDROOM 3 a double bedroom with a view over the rear garden. Followed by the PRINCIPAL BEDROOM which is a similar size to the previous bedroom and enjoys the same view over the rear garden, with the addition of an EN-SUITE comprising of a WC unit with concealed flush, chrome heated towel rail, shower enclosure with a drenching head and separate hand held attachment fed off the mains. The family BATHROOM on this level has been tiled in a uniform dark stylish tile, complimented by a gloss white range of units, counter top wash basin, WC with concealed flush and a useful range of storage. Walk in shower enclosure with off the mains drenching head and hand held attachment. BEDROOM 4 is the smallest of the bedrooms, with the benefit of double aspect windows overlooking the side and front of the property.





OUTSIDE

The front of the property is approached across a stunning brick paved driveway which adds significant kerb appeal and provides parking for several vehicles, there are contained borders with a variety of plants adding some greenery to the view, with newly planted laurels planted along the neighboring boundary which will eventually add some extra privacy. The entire property has been re-rendered in light cream. The integral GARAGE has a slate grey roller shutter door and can also be entered from the Hallway inside the property. Inside is both power and lighting and one end has been turned into a utility area where you will find plumbing for washing machines, space for fridge freezers and the home for the boiler. The REAR garden is accessed via a passage from the front of the property along one side, alternatively through the utility area within the house. There you will find a wonderful patio abutting to the house with several power points, water and up lights servicing the area, tall screened fencing gives privacy and shelters the BBQ area, the focal point being a tiled covered preparation area with granite worktops and stainless steel cupboards within. This is perfect for entertaining and feels like an extension of the kitchen, whilst not taking too much away from the lawn and densely foliated borders. Outbuildings include a green house and timber shed with a tiled roof.

LOCATION

Lansdowne Road is in a prime position for nearby Hawks farm primary school and only 0.5 mile to Hailsham primary academy, there is a convenience store a stones throw away and a more comprehensive Co-Op a short walk away. The Cuckoo trail can be accessed nearby with walking and cycling to Eastbourne in one direction and Heathfield in the other.

DIRECTIONS: <https://w3w.co/minimums.download.reports>



Local Authority: Wealden

Services (not checked or tested): Mains Gas and Drainage

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: D



Offers in the Region off £495,000

Viewings

Strictly by Appointment Only



Disclaimer:

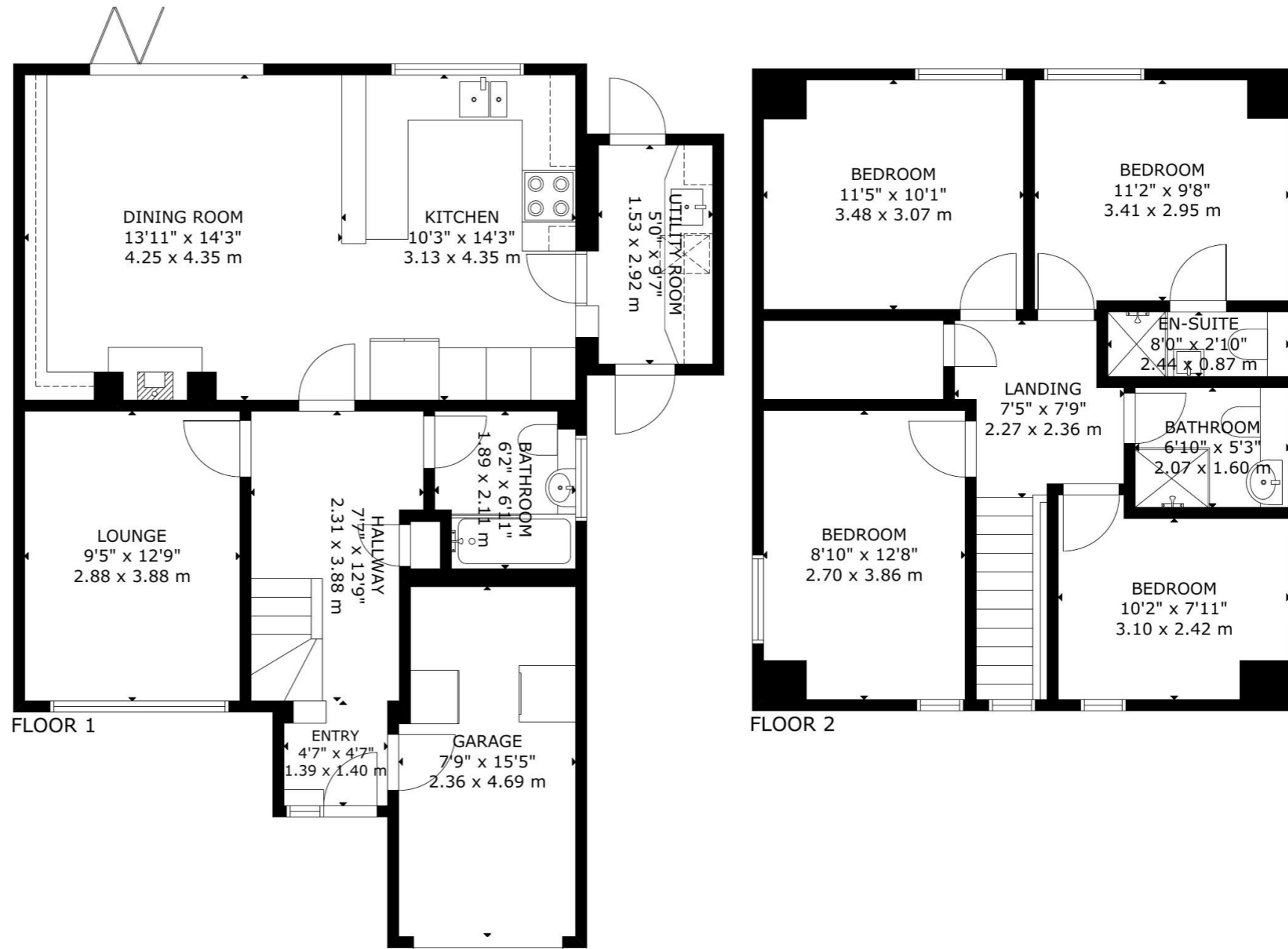
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GROSS INTERNAL AREA
 TOTAL: 123 m²/1,327 sq.ft
 FLOOR 1: 65 m²/699 sq.ft, FLOOR 2: 58 m²/628 sq.ft
 EXCLUDED AREAS: GARAGE: 11 m²/116 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

