

# Crane & Co



## Price Guide

£650,000 - £675,000

72 High Street, Hailsham, East Sussex BN27 1AU

3 Bedroom 1 Bathroom 3 Reception

01323 440678

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Freehold

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This charming and distinctive home, dating back to the early 1900s, effortlessly combines period character with modern functionality, making it a truly unique living space. Positioned in the central town location, the property offers the rare advantage of being within easy walking distance of local amenities, shops, restaurants, public transport and schools providing an incredibly convenient lifestyle. The home boasts a beautiful walled garden that provides the perfect outdoor retreat while the brick garage outbuilding offers additional storage or workspace, while the lawns create a lovely outdoor space for gardening, entertaining, or simply relaxing. For those who value convenience, abundant parking is available, ensuring you and your guests will always have space. You'll find an exquisite stained-glass window on the landing, a stunning feature that adds an extra layer of charm and history to the property. Inside, the home offers three generously sized reception rooms: a spacious living room, a formal dining room, and a cozy family room, all providing a variety of spaces for relaxation, entertainment, and family time. The layout is ideal for both intimate gatherings and larger social events. Upstairs, the vendor currently enjoys a delightful kitchen breakfast room, a versatile space perfect for casual dining and family gatherings. The home offers three well-proportioned bedrooms, each with ample natural light and a cozy atmosphere. Additionally, there is a modern wet room, designed for ease of use and comfort, further enhancing the home's functionality. The vendor currently has the home set up with a flat layout on the first floor, but there is potential to reconfigure the space, offering the possibility of creating additional bedrooms. With its unique blend of historical charm, ample space, and a prime town-centre location, this property offers an exceptional opportunity to enjoy both practicality and character in one lovely home.

## Main Features

- Detached House
- Large Accommodation
- Garden
- Town Centre Location
- 2 Brick Garages & Ample Parking
- 3 Reception Rooms
- 3 Bedrooms
- Walled Garden

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## Room Sizes

Entrance Hall  
Cloakroom  
Living Room - 18' 1" x 15' 2"  
Dining Room - 16' 7" x 12' 11"  
Study - 9' 3" x 9' 0"  
Family Room - 12' 0" x 11' 10"  
Utility Room - 12' 1" x 11' 7"  
Cloakroom  
First Floor  
Kitchen/Breakfast Room - 21' 4" x 13' 0"  
Bedroom 1 - 13' 7" x 12' 11"  
Bedroom 2 - 12' 0" x 11' 1"  
Bedroom 3 - 11' 9" x 11' 5"  
Wet Room  
Outside  
Front Garden  
Rear Garden  
2 Garages

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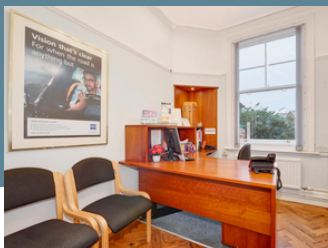
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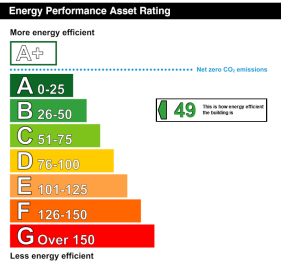
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