

# Crane & Co



## Price Guide

£450,000 - £475,000

Fir Tree Cottage, Ersham Road, Hailsham, East Sussex BN27 3PL

 3 Bedroom  1 Bathroom  1 Reception

 01323 440678

 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)



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Freehold

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Tucked away off Ersham Road in Hailsham, Fir Tree Cottage is a picturesque three-bedroom home that perfectly blends classic country charm with modern-day comfort. A mature front garden sets the scene, bursting with greenery and seasonal colour, with a magnificent fir tree standing proudly at its centre, an eye-catching focal point and the namesake of this enchanting property. Inside, the cottage offers a warm and welcoming layout. There are three comfortable bedrooms, a family bathroom, and a bright, modern fitted kitchen that's both stylish and practical. The generously sized living room is ideal for relaxed evenings or Sunday afternoons with a book and a cup of tea. To the rear, a garden room brings in wonderful natural light and offers great versatility. Whether you dream of a fourth bedroom, a creative studio space, or a cosy guest retreat for visiting family, or even an AirBnB opportunity, this space is ready to adapt to your needs. With the convenience of off-road parking and regular bus routes linking you to Eastbourne and Hailsham town centre, Fir Tree Cottage combines rural tranquillity with easy access to local life. It's a home that invites you to slow down, breathe in the fresh Sussex air, and enjoy the simple pleasures of countryside living.

## Main Features

- Three bedrooms
- Cottage
- Mature Garden
- Large Outbuilding
- Off Road Parking
- Bus Routes to Eastbourne and Hailsham

## Room Sizes

Entrance  
Kitchen - 9' 9" x 7' 1"  
Utility Room - 8' 6" x 4' 2"  
Living/Dining Room - 21' 6" x 11' 1"  
Shower Room  
Bedroom 2 - 11' 1" x 10' 3"  
Bedroom 3 - 6' 6" x 6' 2"  
Bedroom 1 - 12' 11" x 11' 3"  
Studio Room 1 - 16' 9" x 16' 2"  
Shower Room  
Studio Room 2 - 16' 7" x 9' 1"  
W/C  
Shed - 17' 9" x 8' 9"

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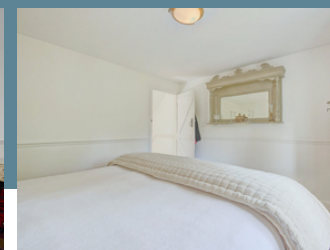




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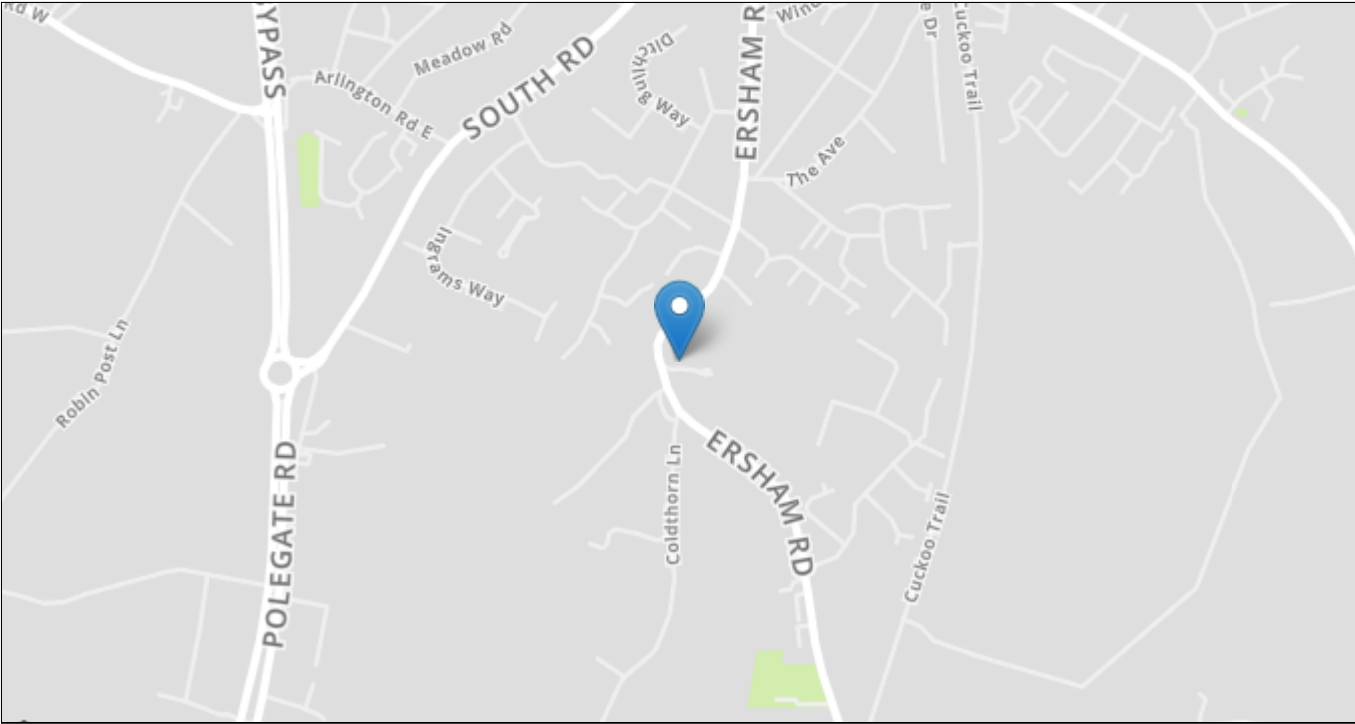
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			
(69-80)	C			84
(55-68)	D		59	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales				
			EU Directive 2002/91/EC	

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