



48 London Road, Hailsham, East Sussex BN27 3BU



A very desirable large family home, beautifully decorated and modernised throughout. The ground floor has two large reception rooms one of which leads from a large luxury kitchen which has space for the family to dine. Upstairs are four double bedrooms, including a fantastic principal bedroom with a bespoke range of fitted wardrobes and a luxurious en-suite shower room. Outside the garage that has been adapted to contain a hobby room/office with adjacent kitchenette and toilet, whilst still retaining space at the front for storage. All sitting in a very generous plot with a 200ft rear garden, parking at the front for multiple vehicles and situated only quarter of a mile from Hailsham town center

HALLWAY

LOUNGE

KITCHEN/DINER

SITTING ROOM

PRINCIPAL BEDROOM & EN-SUITE

BEDROOM 2

BEDROOM 3

BEDROOM 4

FAMILY BATHROOM

**GARAGE**

STUDY/HOBBY ROOM

UTILITY

TOILET



## Description

AP Estate Agents are proud to present to the market this is very attractive 1920's family home, which has been significantly extended to provide very deceptive and spacious accommodation. The accommodation flows extremely well for modern family life and would be ideal for entertaining, with a luxuriously appointed kitchen and bathrooms the property is immaculately presented and wants for nothing. Located only a quarter of a mile from the town center and in a prime position for both primary and secondary schools this property offers a golden opportunity.

### INSIDE THE PROPERTY

From an integral porch you enter the property into a RECEPTION HALLWAY with stairs leading up to the first floor, an open understairs storage as well as a coats cupboard. On your right you will find the LOUNGE, this could be used as a dining room, play room or 5th bedroom if required, it has a bay window over looking the front of the property, useable cast iron period fire place with a tiled hearth and decorative picture rails around the room. The KITCHEN/DINER is also accessed from the hallway, the kitchen units are finished in a stunning gloss charcoal grey, with luxurious quartz worktops including a large breakfast bar that offers an extension to the dining area. There is a huge amount of storage available with a choice of drawers, cupboards and shelves, integrated appliances include tall fridge and freezer, dishwasher, electric oven and grill, 5 ring gas hob with high end extractor above, an inset sink, plinth lighting and a door outside. The kitchen area has been designed in such a way to be ergonomic and functional. Adjacent to the kitchen is a wonderful dining area with plenty of space for a large table and chairs. There is a large archway from this area to the rear SITTING ROOM, the largest reception room, where you will find a full wall of entertainment space with a backdrop to fit a large TV and a run of storage cupboards below, as well as double doors leading you out to the rear garden.

### UPSTAIRS

Stairs with a wooden balustrade lead up to the first floor and onto a generous landing with access to the loft space, walk in airing cupboard, which contains the boiler and a pressurised system. The PRINCIPAL BEDROOM occupies the rear extended part of the house offering a spacious room with two walls of bespoke fitted wardrobes and storage. Juliet balcony with double doors that open up to provide a view of the rear garden. And an EN-SUITE with tiled walls and floor, a glass screened walk-in shower enclosure fitted with both a drenching head as well as a hand held shower hose, heated towel rail, heated vanity mirror, WC and pedestal wash basin. BEDROOM 2 is a generous double with stripped wooden floors, original period fireplace, picture rails and a lovely bay window overlooking the front of the property. BEDROOM 3 is another double sized room with views to the side of the property. BEDROOM 4 is the smallest of the bedrooms but still a generous size being 2.79m x 2.59m, it has views to the side of the property. The FAMILY BATHROOM has a tiled panel bath with shower unit above ready to install a hose and screen if desired, pedestal wash basin, heated towel rail and low level WC. A particular feature of the upstairs are the sloped ceiling and beams, along with picture rails in some of the rooms.

### OUTSIDE THE PROPERTY

Set back from the road with a frontage of grass there is a post & rail fence and gated entrance which opens up into a driveway with parking for at least 3 cars. The GARAGE has been extended in recent years, with the front half remaining as storage with an up and over door. The rear half of the garage is used as a study/hobby room (plastered, insulated and carpeted), it has a roof lantern bringing in loads of light and offers a fantastic space which could be used for a huge variety of purposes (STPP). The extended part of the garage is a fully functioning utility room with plumbing for appliances and a stainless steel sink above. There are several fitted Kitchen units which create good storage options, a tiled splash back, wood effect laminate floor and matching worktops. There is also a seperate WC with wash basin. All the windows in this outbuilding are good quality double glazing and there are a radiators that run off the boiler from the house.





In between the house and garage is a decking/hot tub area with tall composite fencing providing a good degree of privacy and shelter from the wind. You are then lead around into a fabulous entertaining area with a stone patio and fire pit. This area has been beautifully designed, with a mix of flower planters, astro turf, decking, patio and screening. The remainder of the garden is lawned and securely fenced, extending to approx. 200ft. Several specimen trees line the boundary including twisted willow, cherry plumb hybrid and cherry. Towards the bottom of the garden are a couple of timber framed sheds sheltered underneath large ash trees.

**SERVICES:** Mains Water, Gas, Electric  
Mobile phone signal is excellent and there is Fiberoptic in the pavement outside the property.

**COUNCIL TAX BAND:** Wealden E £3,126.82

#### LOCATION

Hailsham is the largest in-land town within East Sussex, but it also still retains its market town heritage by having a farmers market close to the town center. Hailsham has something for everyone with a multitude of shops in the High street and outskirts to choose from, there are three main supermarkets TESCO, WAITROSE, ASDA, as well as express stores like Tesco, Co-op and Iceland. For your health needs the town has two main doctors practices and several satellite surgeries, you will also find a number of pharmacy options, dentists, opticians to choose from. There is a thriving social aspect to the town with two large social clubs offering entertainment, snooker, drink and food. On the subject of food, you are spoilt for choice with Chinese, Indian, Turkish, British and Italian to name but a few places to grab a meal or take out. Hailsham community college offers secondary education and excellent sports background, and there are numerous primary schools and day care nurseries within close proximity. The leisure center is comprehensive with lots of classes, it also has a swimming pool and ten pin bowling alleys. From the property Hailsham is 0.2 miles, Uckfield 12.5 miles, Lewes 11 miles, Eastbourne 11 miles, Brighton 20 miles and Gatwick 44 miles

**DIRECTIONS:** <https://w3w.co/pixies.weeknight.village>

**Local Authority:** Wealden

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

**Tenure:** Freehold

**EPC:** EPC Rating C

**Council Tax Band:** E

Offers in the Region of £575,000

Viewings

Strictly by appointment only



**Disclaimer:**

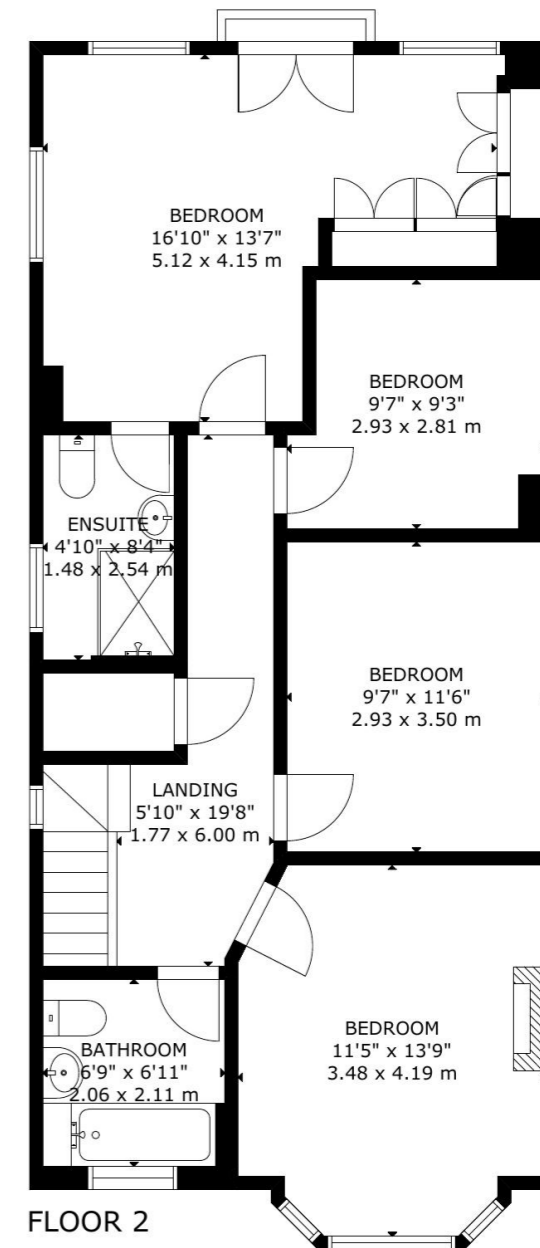
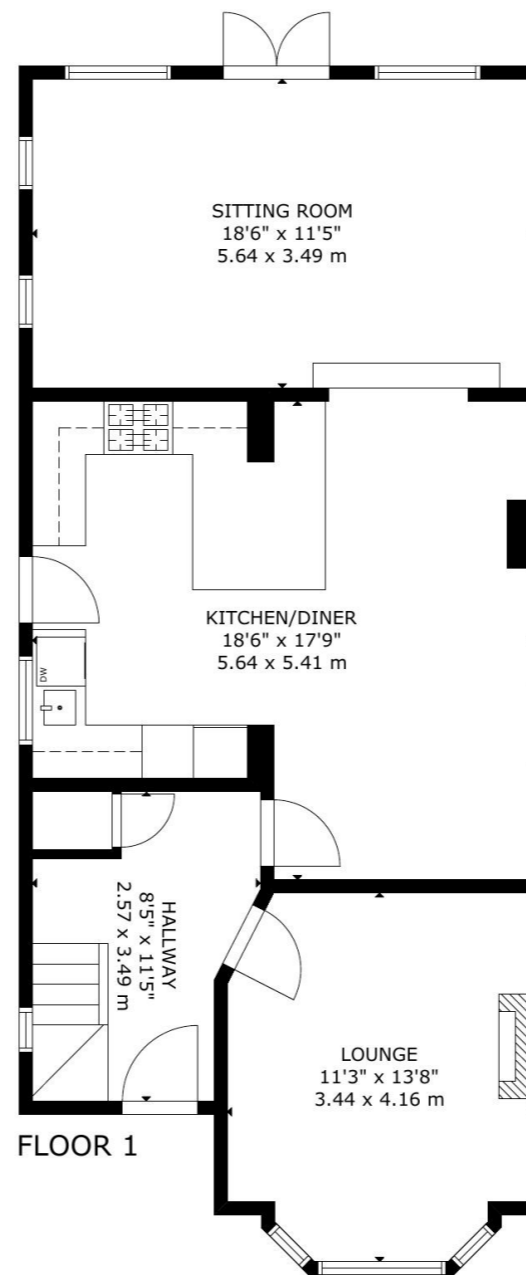
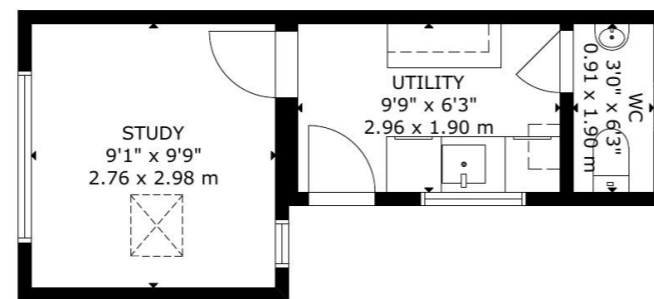
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GROSS INTERNAL AREA  
 TOTAL: 143 m<sup>2</sup>/1,546 sq ft  
 FLOOR 1: 70 m<sup>2</sup>/758 sq ft, FLOOR 2: 73 m<sup>2</sup>/788 sq ft  
 EXCLUDED AREAS: ANNEX: 16 m<sup>2</sup>/176 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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

