



# Crane & Co

PRICE  
£300,000

147 Marshfoot Lane, Hailsham, East Sussex BN27 2RD

 2 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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WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at [craneandco.co.uk](http://craneandco.co.uk) (ALL PROVIDED FREE FOR ALL OUR SELLERS)

Builders and people who love a doer-upper, cast your eyes on this! This pretty 2 bedroom cottage has enormous potential for expansion. Sitting in a plot of land measuring just over half an acre and enjoying an outlook over neighbouring farmland, if extensive private gardens are important to you, then this one should absolutely be seen. A genuine rare and excellent opportunity.

N.B. Any incoming purchaser should be advised that there is a covenant in place limiting one property to the plot.

## Main Features

- Detached House
- Half An Acre Plot
- Development Potential
- Views Over Farmland

## Room Sizes

Entrance  
Living Room - 14' 6" x 10' 1"  
Dining Room - 14' 6" x 11' 3"  
Kitchen - 14' 3" x 6' 6"  
Bedroom 1 - 14' 7" x 10' 1"  
Bedroom 2 - 12' 4" x 8' 0"  
Bathroom  
Garage - 15' 8" x 9' 4"  
Workshop - 16' 10" x 13' 6"

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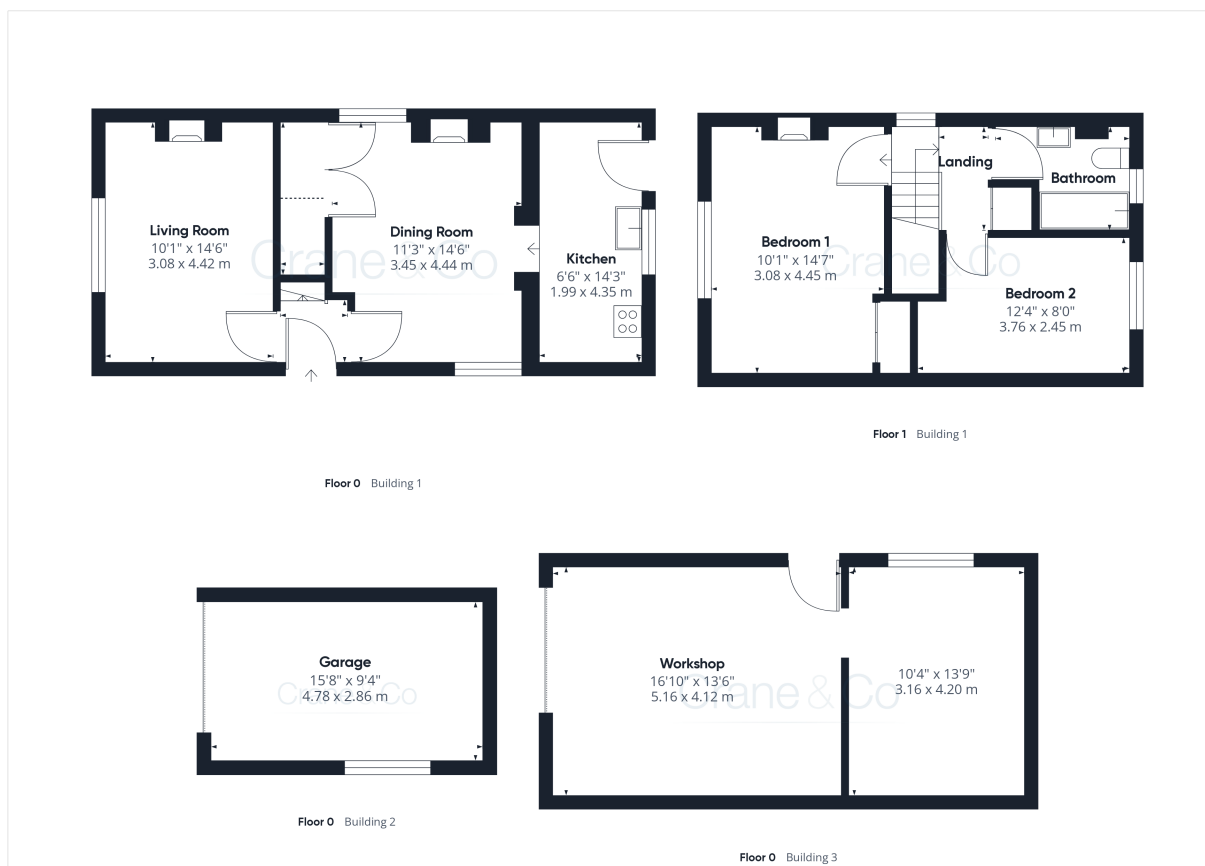
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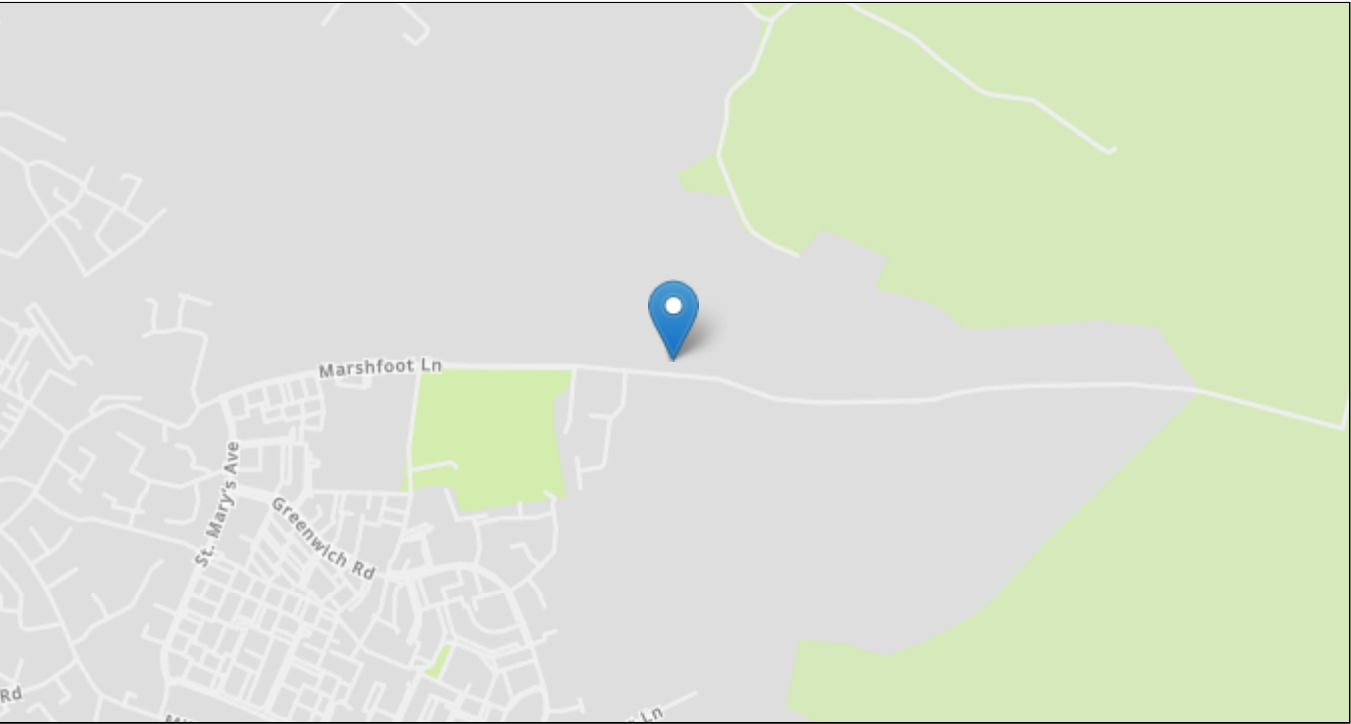
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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			99
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E		50	
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

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