

**RUSH
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WITT &

8 Lower Dicker, Hailsham, BN27 4AT
Guide Price £260,000 - £280,000 Freehold

*****GUIDE PRICE £260,000 - £280,000***** Nestled in the charming village of Lower Dicker, Hailsham, this delightful two-bedroom semi detached house offers a perfect blend of comfort and convenience. The property is offered chain free and is ideally situated provides easy access to local amenities Upon entering, you will find a warm and inviting living space that is perfect for relaxation and entertaining. The well-proportioned bedrooms provide ample space for rest and personalisation, making it an ideal home for couples or small families. One of the standout features of this property is the outside studio room, which presents a versatile space that can be utilised according to your needs. Whether you envision it as a home office, a creative studio, or a quiet reading nook, this additional room enhances the overall appeal and space of the property.

Lower Dicker is well-connected to nearby towns, ensuring that you have access to a variety of shops, restaurants, and recreational facilities. This property represents a wonderful opportunity to secure a charming home in a desirable location. With its inviting atmosphere and practical features, it is sure to attract those looking for a comfortable living space in the heart of East Sussex. Do not miss the chance to make this lovely house your new home.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

71.6 m²

771 ft²

Reduced headroom

0.7 m²

8 ft²

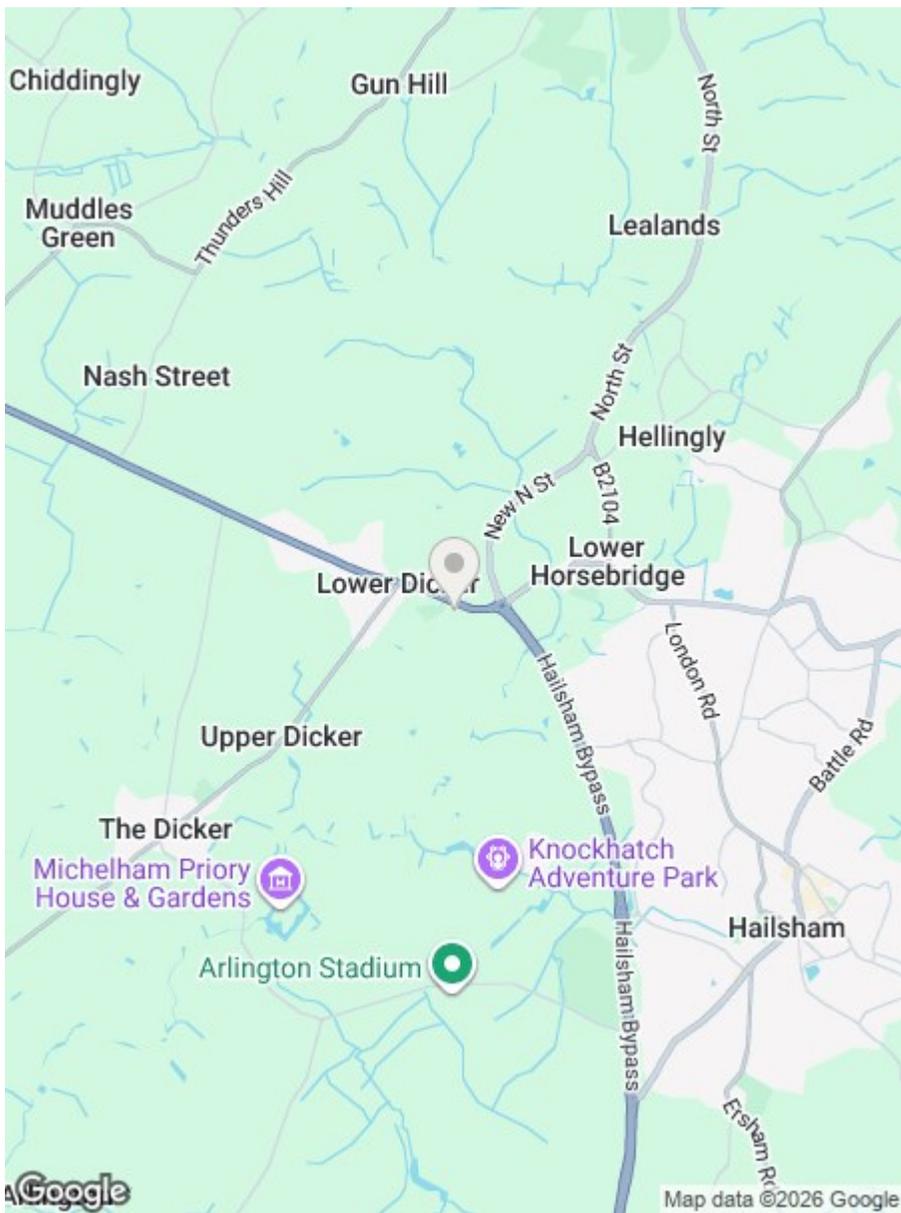
(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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