

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**The Cottage Boreham Lane, Hailsham, East Sussex BN27 4SL  
Offers In Excess Of £575,000 Freehold**

## About this property

A charming Grade II listed detached cottage offering four bedrooms, with parts of the property believed to date back to the 16th century, alongside later additions from the 18th century. Set within a generous plot, the home provides off-road parking to the front, a large detached modern garage, and attractive rear gardens. Inside, the property offers spacious and characterful accommodation with well-proportioned rooms, showcases a wealth of period features, including inglenook fireplaces, a traditional bread oven, exposed timber beams, and original timber flooring, all contributing to the cottage's historic charm. This property has undergone extensive renovations by the current vendors and blends character with modern living, oil fired central heating system, downstairs cloakroom, kitchen/breakfast room, utility room and two reception rooms. The Cottage is situated in the sought-after semi-rural village of Boreham Street in Sussex, on the edge of the High Weald Area of Outstanding Natural Beauty. The property enjoys beautiful far-reaching southerly views across open countryside towards the Pevensey Levels. Boreham Street itself offers a welcoming village atmosphere with a local inn, tea shop, and village hall, while a network of public footpaths and scenic countryside walks can be accessed directly from the doorstep, including the well-known 31-mile 1066 Country Walk. More extensive amenities can be found in the nearby village of Herstmonceux, approximately 2 miles to the west, which offers a village store, post office, independent shops, pubs, restaurants, a medical centre, and a Church of England primary school.

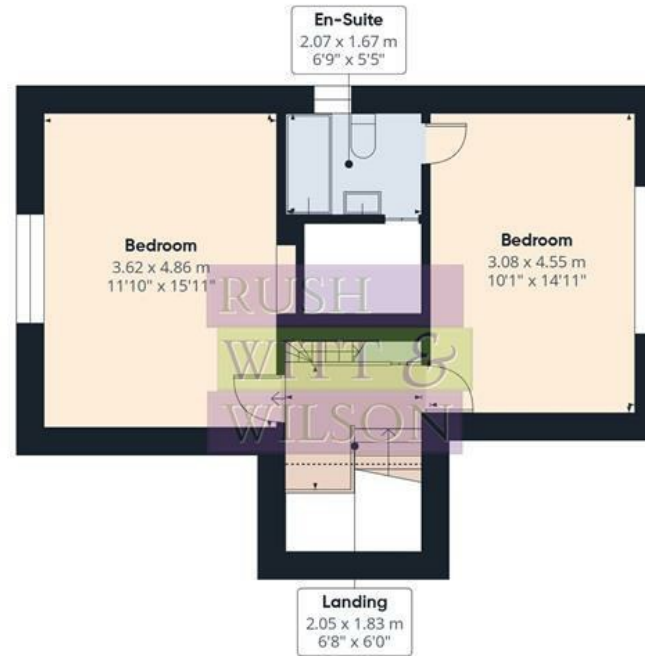








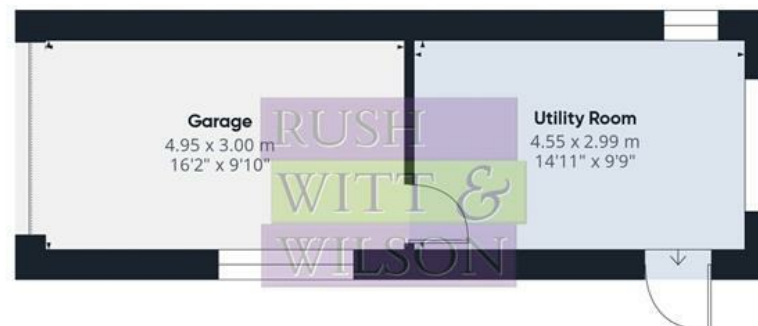
**Floor 0** Building 1



**Floor 1** Building 1



**Floor 2** Building 1



**Floor 0** Building 2

**Approximate total area<sup>(1)</sup>**

146 m<sup>2</sup>

1572 ft<sup>2</sup>

**Reduced headroom**

11.6 m<sup>2</sup>

125 ft<sup>2</sup>

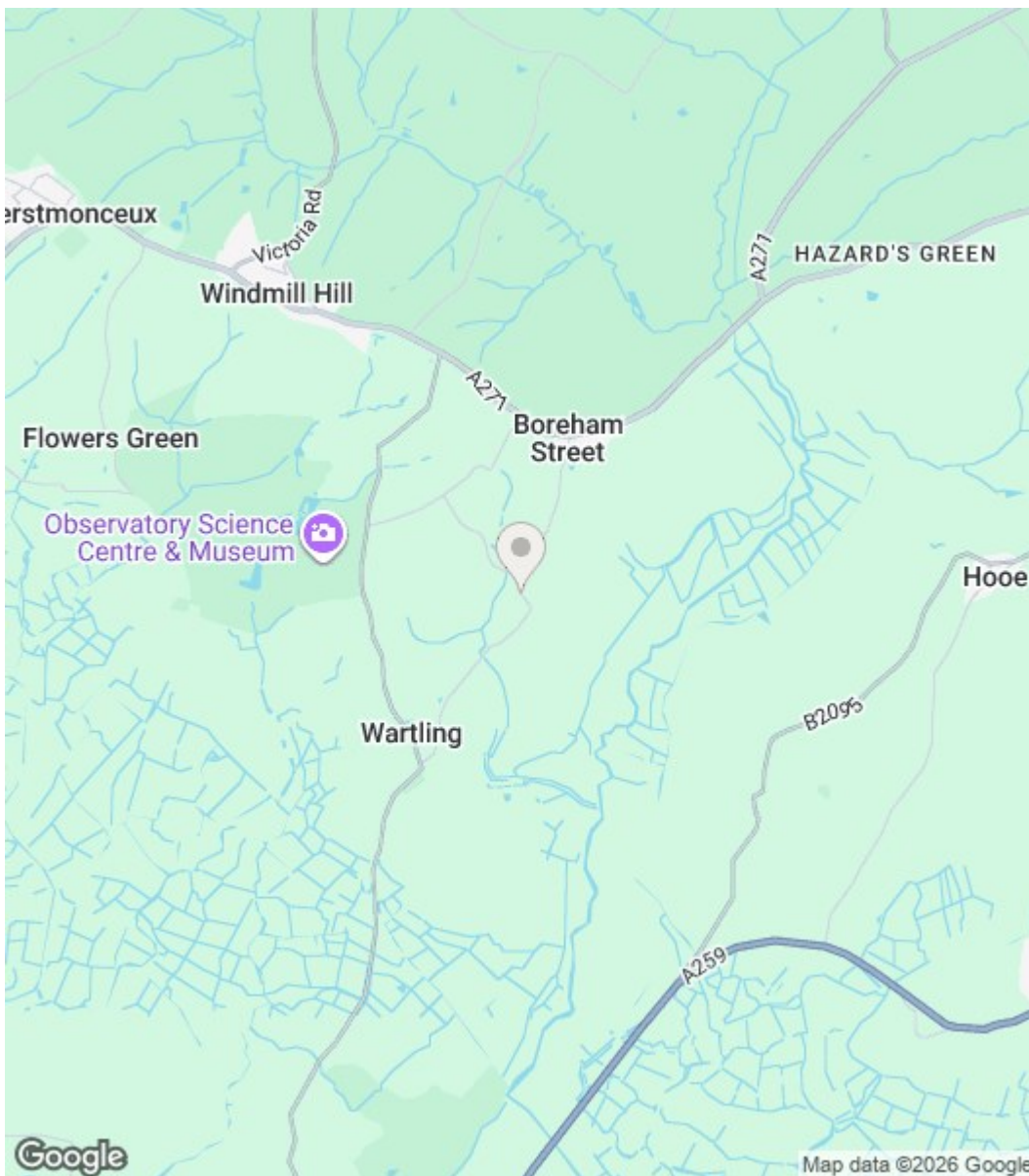
(1) Excluding balconies and terraces

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                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         | 57        |
| (39-54) E                                   | 34                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

Council Tax Band - E

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
[bexhill@rushwittwilson.co.uk](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)**