

**RUSH
WITT &
WILSON**



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WITT &

Stable Lodge Boreham Street, Hailsham, East Sussex BN27 4SF
Offers In Excess Of £799,000 Freehold

About this property

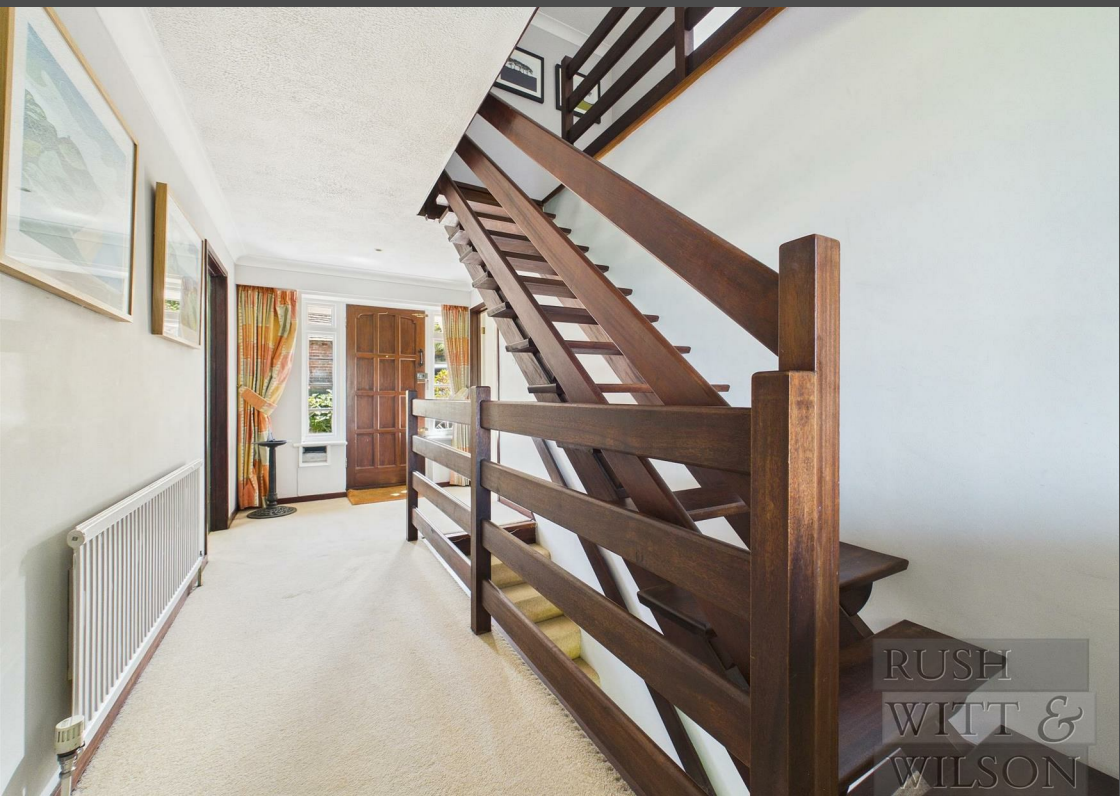
An impressive and substantial detached family home, beautifully presented throughout and arranged over three floors. The accommodation comprises a welcoming entrance hall, a spacious dual-aspect living room and a dining room enjoying far-reaching countryside views. The modern fitted kitchen/breakfast room opens onto a sun terrace, perfectly positioned to take advantage of the stunning rural outlook. Further ground-floor accommodation includes a utility room, pantry, and a generous cloakroom/wc. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with a contemporary en-suite shower room, together with a stylish family bathroom. The lower ground floor provides excellent additional living space, featuring a further sitting room, a double bedroom and a study which could alternatively serve as a sixth bedroom, making it ideal for multi-generational living or home working.

Additional benefits include an oil-fired central heating system, double glazing throughout, and exceptional countryside views to the rear.

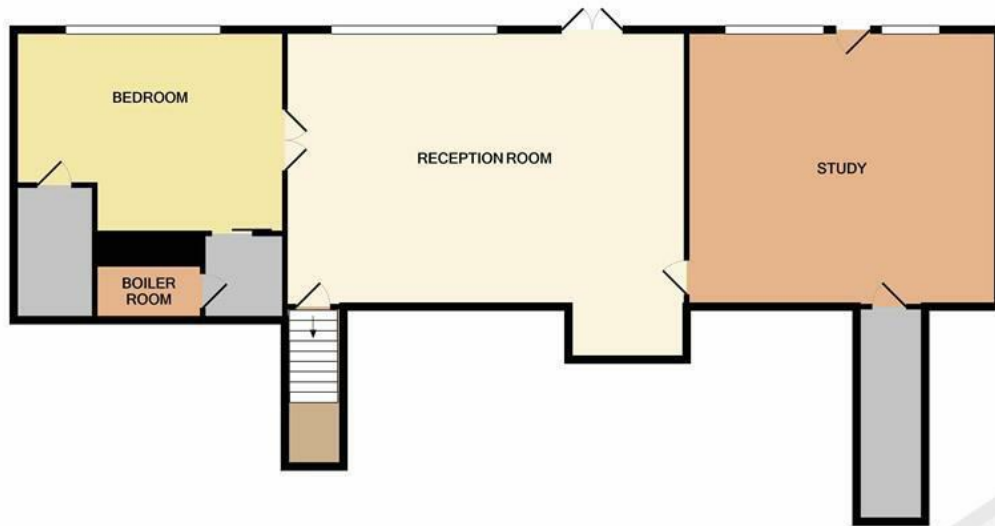
Externally, the property offers a large driveway providing ample off-road parking for multiple vehicles, a double garage with electrically operated doors, a detached brick-built coach house and a further garage to the side. The rear garden is predominantly laid to lawn and features a patio area, ideal for al-fresco dining and entertaining. Enclosed by mature shrubs and fencing, the garden enjoys a high degree of privacy and seclusion, with convenient side access.

Viewings are highly recommended through the vendors' sole agents, Rush, Witt & Wilson, to fully appreciate the size, versatility and the outstanding setting of this exceptional family home.









GARDEN LEVEL
APPROX. FLOOR
AREA 1030 SQ.FT.
(95.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1485 SQ.FT.
(138.0 SQ.M.)



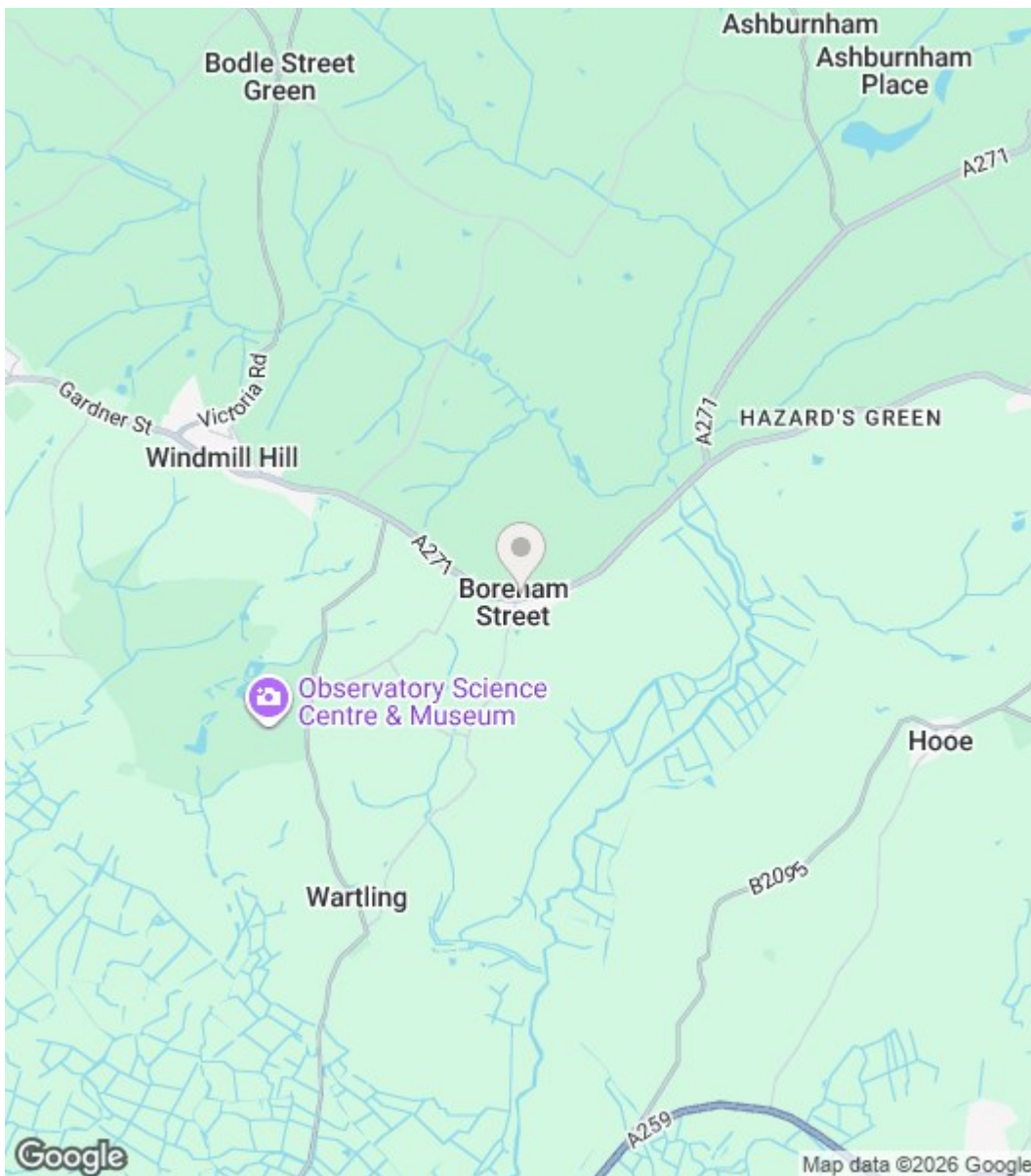
2ND FLOOR
APPROX. FLOOR
AREA 978 SQ.FT.
(90.8 SQ.M.)



DETACHED BARN
APPROX. FLOOR
AREA 627 SQ.FT.
(58.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 4121 SQ.FT. (382.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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 - G

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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4. VAT: The VAT position relating to the property may change without notice.
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