



Lilac Cottage Featherbed Lane, Carters Corner, Hailsham, BN27 4HZ

Offers in excess of £599,999

Jack Charles
Estate Agents

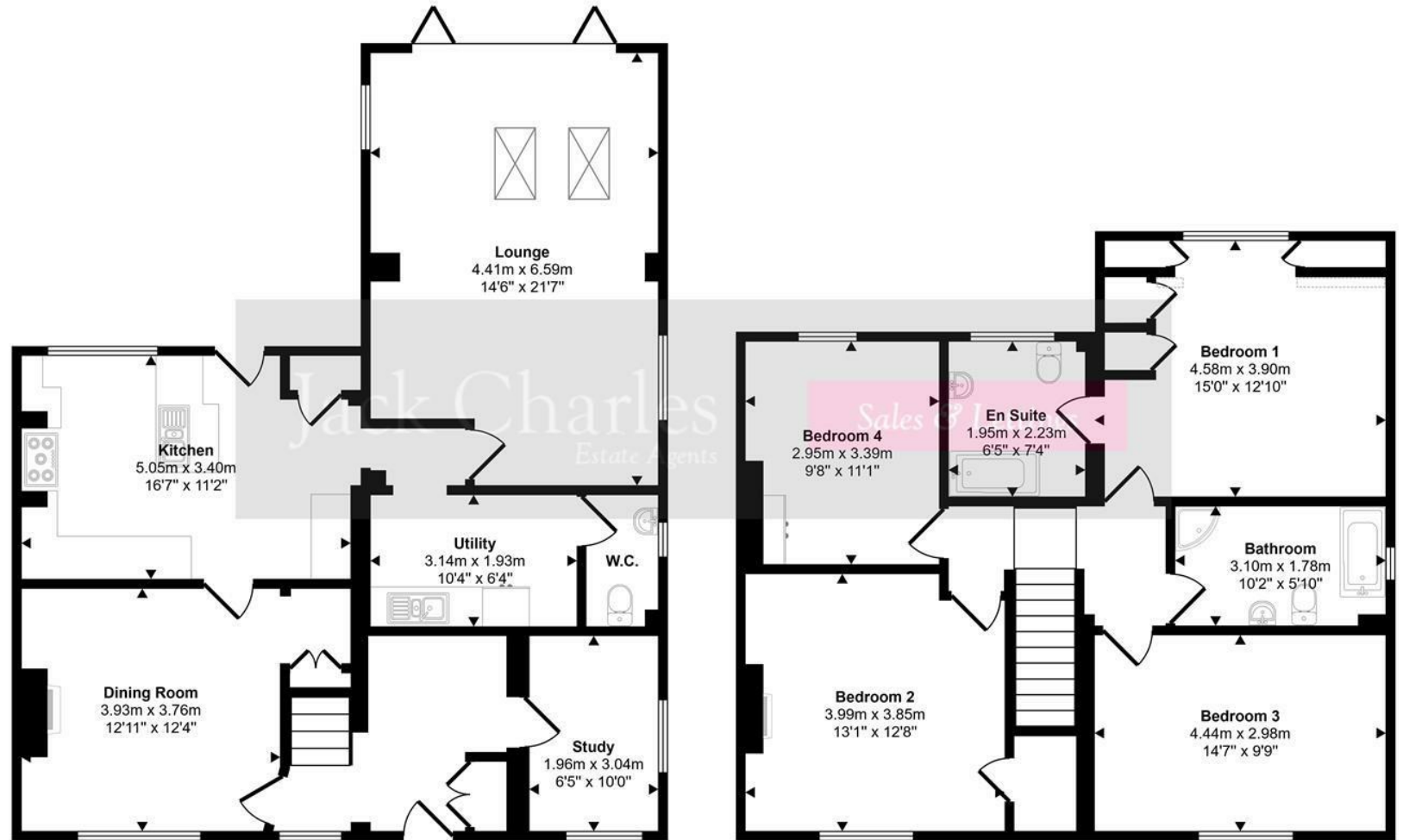
Sales & Lettings

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 Featherbed Lane,
 Carters Corner,
 Hailsham, BN27 4HZ

FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Edwardian Cottage
- 4 Bedrooms
- Ensuite & Family Bathroom
- Study
- Dining Room
- Sitting Room
- Newly Fitted Kitchen
- Pretty Gardens & Stunning Views
- Off Road Parking

Approx Gross Internal Area
 169 sq m / 1817 sq ft



Ground Floor
 Approx 91 sq m / 978 sq ft

First Floor
 Approx 78 sq m / 839 sq ft

□ Denotes head height below 1.5m

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 Estate Agents

Sales & Lettings

6 London Road
 Tunbridge Wells
 Kent TN11 1DQ
 Tel: (01892) 621 721

191 High Street
 Tonbridge
 Kent TN9 1BX
 Tel: (01732) 75 75 80

E-mail: info@jackcharles.co.uk
 www.jackcharles.co.uk

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To Be Sold

Jack Charles are delighted to be appointed as agents for the sale of this charming Edwardian semi-detached cottage located in a picturesque hamlet. The cottage features four double bedrooms, each offering delightful views, along with an en-suite bathroom and a family bathroom.

The property has undergone thoughtful improvements and extensions, and now provides versatile living spaces which include a recently fitted kitchen with original brick flooring, a utility room, and a sitting room that opens to the rear garden through bi-folding doors. The dining room is enhanced by an open fireplace, and additional reception spaces include a spacious hallway, an office, and a cloakroom.

To the first floor the master bedroom includes an en-suite, while the second bedroom is equipped with a large walk-in wardrobe.

Outside the cottage has off-road parking to the front and a westerly-facing rear garden, with a paved path, duck pond with water fountain, several trees including an apple fig and an Indian bean tree, there are various plants, shrubs and steps leading up to sitting room with under stair's storage room. Garden shed, gate to front ceramic butler sink with hot water tap, outside tap and outside and a brick out house,

Overall, Lilac Cottage combines comfort, charm, and modern amenities within a tranquil rural environment. Viewings are strongly recommended.

Situation

Lilac Cottage is located approximately 2 miles from the town of Hailsham, which has a Waitrose, Tesco, several restaurants, a theatre, and a leisure centre. The village of Herstmonceux, approximately 2 miles from the property, has a bakery, pub, village store with post office, coffee shop, health centre with doctors surgery, pharmacy and primary school. Eastbourne, approximately 13 miles away, offers more extensive shopping and restaurant options and a seafront promenade. Within 10 miles of the property are several pebble and shingle beaches, including Pevensey and Cooden.

The South Downs National Park to the west is renowned for beautiful walking routes, picturesque villages and is home to some of the most well reputed English wine estates, such as Rathfinny at Alfriston. To the south, west and north of the property there are footpaths that traverse the countryside and neighbouring woodland, affording lovely local walks. Glyndebourne, with its opera house, is within 12 miles.

Schools Local public schools include Vinehall, St Andrew's Prep, Skippers Hill Manor School, Bede's School, Battle Abbey School, Eastbourne College, Mayfield School. Primary: Hellingly Community Primary School, Hailsham Primary Academy, Dallington, Herstmonceux. Secondary state: Heathfield Community College, Beacon Academy, St Richard's Catholic College.

Transport The nearest train station is Polegate, approximately 5 miles, which has services to London Bridge from 1hr 25 minutes and London Victoria from 1hr 24 minutes. Stonegate, approximately 14 miles away, provides services to London Charing Cross from 1hr 9 mins and Tunbridge Wells, approximately 20 miles away, provides services to London Charing Cross from 53 minutes. There is a direct train link from Polegate to Gatwick Airport from 46 minutes.

