



INTRODUCING
2 SCHOOL COTTAGES
BODLE STREET GREEN, HAILSHAM, BN27 4RD

BEDROOM
2 BEDS

AREA
852 SQFT

BATHROOM
1 BATHS



WELCOME HOME

2 SCHOOL COTTAGES

Situated in the picturesque village of Bodle Street Green, 2 School Cottages is a delightful two-bedroom period cottage that effortlessly blends traditional charm with modern comfort.

Lovingly maintained and full of character, the property features a cosy sitting room complete with a log burner, a welcoming country-style kitchen, and a beautiful rear garden that provides a peaceful retreat.

Upstairs, there are two double bedrooms and a stylish bathroom complete with a roll-top bath – all tastefully finished to create a calm and inviting atmosphere.

The cottage enjoys a quiet setting within this sought-after village, known for its strong sense of community and access to scenic walks and rolling rural views. Whether as a full-time residence or a weekend escape, the property offers a unique combination of charm, comfort and location.

It was once said that when you walk into the cottage, it gives you a hug – and we completely agree.

A rare opportunity to purchase a truly special home in one of East Sussex's most desirable rural locations.



KEY FEATURES

- Period cottage
- Two double bedrooms
- Kitchen diner
- Beautifully presented with original features
- Electric AGA
- Stunning maintained garden
- Rural Setting

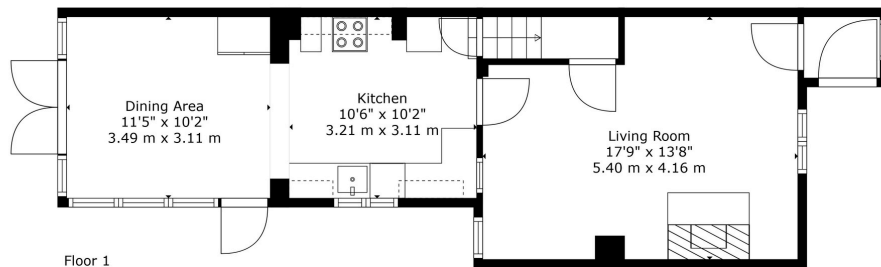
DOWNSTAIRS

The ground floor begins with a practical entrance porch, ideal for coats, boots, and muddy shoes after countryside walks.

Step through into the cosy living room, where a charming log burner creates a welcoming focal point. This room also benefits from generous under-stairs storage, perfect for keeping things tucked neatly away.

To the rear of the cottage is a spacious kitchen/diner, featuring an AGA and plenty of room for a dining table – a lovely space for both everyday living and entertaining.

Double doors open directly onto the garden, allowing for seamless indoor-outdoor living during the warmer months.



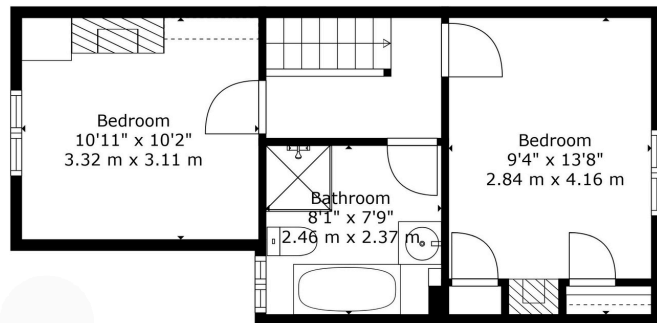


UPSTAIRS

Upstairs, the accommodation is accessed via a central staircase leading to two generously sized double bedrooms, both featuring original fireplaces that add to the cottage's character and charm.

Each bedroom also benefits from built-in cupboard space, offering practical storage without compromising on style.

The family bathroom is beautifully appointed, complete with a roll-top bath and a separate walk-in shower, creating a stylish and relaxing space to unwind.



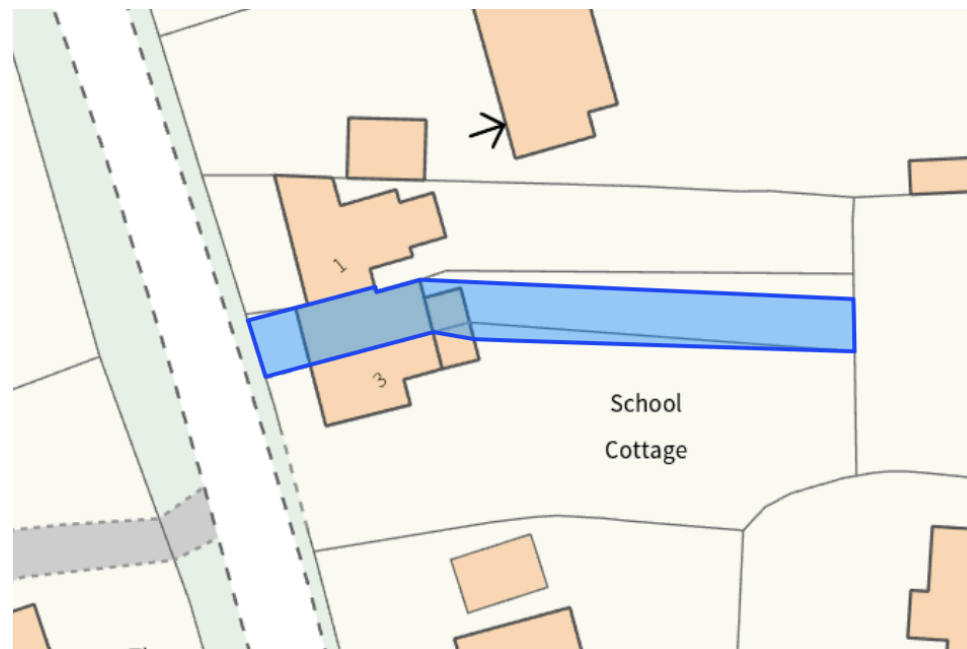


OUTSIDE

The garden at 2 School Cottages is a wonderful extension of the home — private, peaceful, and beautifully planted.

Accessed via double doors from the kitchen/diner or through a useful side entrance, the garden features a central lawn bordered by a variety of flowers, shrubs, and mature plants, creating a colourful and inviting outdoor space.

At the far end of the garden, a seated patio area provides the perfect spot to relax or entertain, while a garden shed offers practical storage. Well maintained and thoughtfully laid out, the garden is ideal for both keen gardeners and those looking for a low-maintenance outdoor retreat.





NEED TO KNOW

Freehold

EPC Rating G

Electric Central Heating, Mains Water & Electricity

Council Tax Band D

Wealden Borough Council

Whilst every effort has been made to ensure accuracy, these particulars should not be relied upon and should be verified by your lawyer.



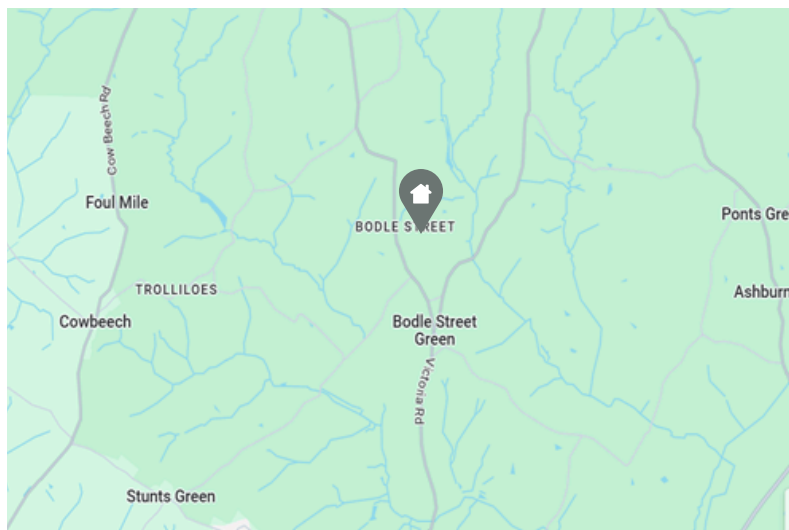
LOCAL TO YOU



Nestled in the heart of the picturesque Sussex countryside, this delightful home offers a tranquil setting. Surrounded by rolling fields and woodland walks, it provides the best of rural living while remaining within easy reach of nearby market towns such as Hailsham and Heathfield.

Despite its peaceful location, Bodle Street Green is well-connected, with the nearest train stations – Polegate or Etchingham – both approximately a 20 minute drive away, offering regular services to London, Brighton, and other destinations.

Whether you're exploring local walking trails, browsing farm shops, or commuting to the city, this property offers a perfect blend of countryside charm and everyday convenience.



PUBS

THE WHITE HORSE
BODLE STREET
HAILSHAM

THE ASH TREE INN
BROWN BREAD ST
ASHBURNHAM

SHOPS

TESCO
NORTH STREET
HAILSHAM

WAITROSE
VICARAGE LANE
HAILSHAM

RESTAURANTS

THE SUNDIAL
GARDNER STREET
HERSTMENCEUX

THE WINGROVE
HIGH STREET
ALFRISTON

CAFE'S

GEO'S COFFEE HOUSE
WEST END
HERSTMENCEUX

BONNEY'S
HIGH STREET
BATTLE

VINEYARDS

HIDDEN SPRING
VINES CROSS RD
HORAM

RATHFINNY ESTATE
ALFRISTON
SOUTH DOWNS

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Just us – No longer are you required to deal with numerous colleagues from a number of offices. We are your personal Property Professional from your initial Market Appraisal to key hand-over on Completion Day.

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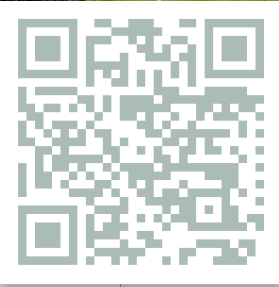
Limited clients – Our business model means we work for only a handful of clients at any one time.

VICTORIA SLINN PROPERTY PROFESSIONALS

Heart & Home Property Professionals was founded with over 20 years' experience in the sales and property industry.

Living locally, Victoria in East Sussex, Michaela in Hampshire and Abby in Surrey, they know all of the advantages of the local area, and focus on offering a 'hand holding' style estate agency covering Sussex, Surrey & Hampshire.





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