

**Auction**

5 bed detached house to buy in

Coach Barn Lane, Hailsham, East Sussex,
BN27 3LJ

£450,000

 Starting Bid

 x 5  x 2  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ BEING SOLD VIA SECURE SALE
ONLINE BIDDING - T&Cs APPLY
- ✓ Large Detached Property
- ✓ Delightful Large Garden
- ✓ Detached, Two Storey Granary
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band G
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000

Ersham Farmhouse – A Rare Generational Opportunity.

Offered to the market for the very first time, Ersham Farmhouse has been the cherished home of three generations of farmers. This exceptional five-bedroom detached Georgian-style residence is rich in both charm and elegance, inside and out.

The property is accompanied by a substantial detached part-flint granary (not listed), presenting an exciting opportunity for conversion into an annexe or office space, subject to the necessary planning permissions and consents.

Internally, the house is flooded with natural light and offers beautifully proportioned accommodation. A grand entrance hallway with a sweeping staircase sets the tone, leading to a cloakroom, formal dining room, and an elegant drawing room featuring a wood-burning stove. The spacious kitchen/diner is fitted with a traditional four-oven AGA, complemented by a large utility room, an additional reception room ideal as a home office, and a practical boot room.

Upstairs, there are five generously sized double bedrooms, each with its own vanity basin. The principal bedroom enjoys a dual aspect and benefits from an en-suite shower room with bath and WC.

Set within generous grounds, the home benefits from two gated driveways providing ample parking, along with a large south-facing garden and patio area—perfectly positioned to be enjoyed from the sitting room.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Council Tax Band: G

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

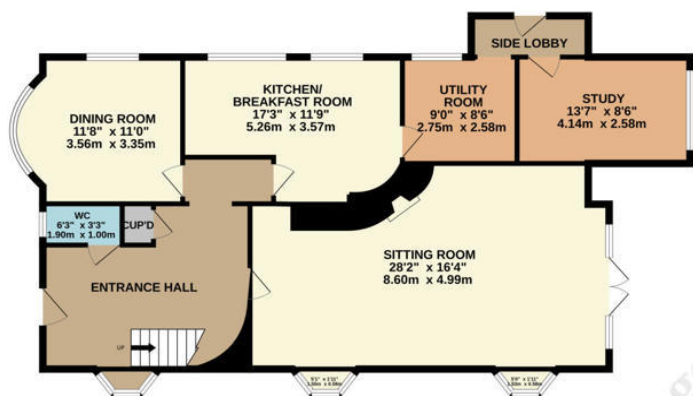
Sewerage: Standard UK domestic

Air conditioning: No

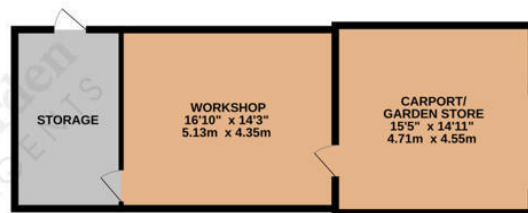
Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

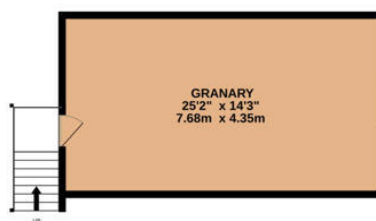
GROUND FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



GRANARY BARN
GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



GRANARY BARN
1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
1083 sq.ft. (100.7 sq.m.) approx.



TOTAL FLOOR AREA : 3261 sq.ft. (302.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Coach Barn Lane, Hailsham, East Sussex, BN27 3LJ

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,
Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk

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