




stevens
and carter

- Chain Free
- Ideal First Home
- Kitchen-Diner
- Cul-De-Sac Location
- Drive & Garage
- Gas Central Heating
- Parks and Green Spaces Closeby
- Potential To Improve
- Ensuite Bedroom

Freehold
£295,000



 3 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Gournay Road, Hailsham

Gournay Road, Hailsham

DESCRIPTION

Three Bedrooms | Semi Detached House | Ensuite to Main Bedroom | Front Aspect Lounge | Kitchen Diner with Patio Doors | Rear Garden | Downstairs WC | Garage and Driveway | Approx 12 Years Old | Gas Central Heating | Chain Free | Ideal First Home

Set within a well connected part of Hailsham, this three bedroom semi detached home offers a fantastic opportunity for buyers to make their mark. In need of some updating, the property is perfect for those looking to step onto the ladder or anyone keen to put their own stamp on a home.

Arranged with a welcoming entrance hall, a front aspect lounge, and a kitchen diner with patio doors opening into the rear garden, the layout lends itself well to modern family living. The garden provides plenty of scope for landscaping and personal design, while the front has a driveway to garage.

Upstairs, the main bedroom benefits from its own ensuite shower room, with two further bedrooms and a family bathroom completing the accommodation. Practical features include a downstairs WC and gas central heating, with the house built around 12 years ago in a popular residential spot close to schools, the town centre, and key road links.

Offered to the market chain free, this is a property ready for its next chapter, a great chance to create a stylish, comfortable home to suit your own tastes and requirements.





Gournay Road, Hailsham

The Area

Gournay Road forms part of a well established modern development on the northern side of Hailsham, offering a pleasant residential setting with a strong sense of community. The location is particularly popular with families and first time buyers thanks to its combination of good local amenities, nearby schools, and green spaces.

within easy reach of the town's facilities and commuter routes.

For day-to-day needs, Hailsham town centre is just a short distance away, providing a choice of supermarkets, independent shops, cafés, and restaurants, along with leisure facilities including the leisure centre, cinema, and gym. Local schools such as Grovelands, Hellingly, and Hawkes Farm primaries, as well as Hailsham Community College, are all easily accessible, making the area well suited to family living.

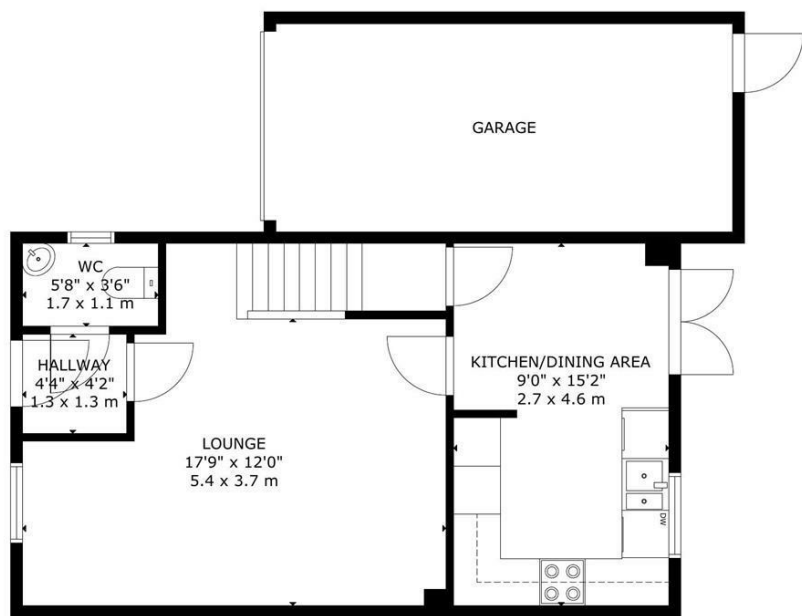
The surroundings also lend themselves to outdoor recreation. The Cuckoo Trail, a 14-mile former railway line now used for walking, cycling, and running, can be easily joined from the area and stretches all the way to Eastbourne. Nearby Hailsham Country Park offers lakeside walks, wildlife, and open green spaces, perfect for weekends outdoors.

Travel connections are excellent, with the A22 providing quick access towards Eastbourne, Uckfield, Tunbridge Wells, and the wider road network. Regular bus services link Hailsham with Eastbourne, while Polegate railway station is a short drive away for direct trains to London and coastal destinations.

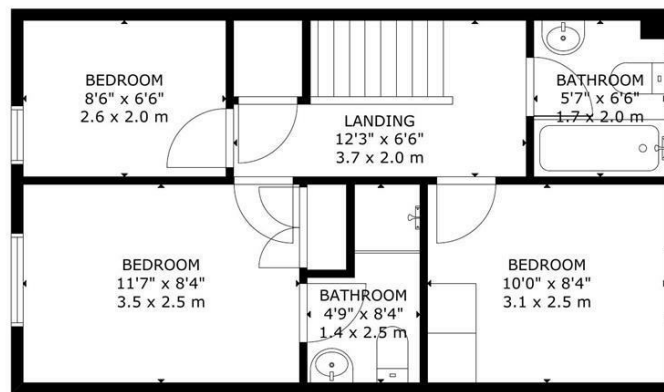
Gournay Road itself is made up of well kept, modern homes with off street parking, and benefits from a family-friendly environment while still being



Gournay Road, Hailsham



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 76 m²/820 sq ft
FLOOR 1: 38 m²/411 sq ft, FLOOR 2: 38 m²/409 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

