



**HOME + CASTLE**  
ESTATE AGENTS

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**new**  
instruction



## Deanland Wood Park, Hailsham, BN27

Freehold | Park Home | 3 Bedrooms

Home + Castle are pleased to advertise this spacious, nicely presented, 3 bedroom detached park home set within park-like grounds in the Deanland Wood Park development. Features include spacious lounge diner, good sized kitchen, ensuite bathroom to main bedroom plus separate shower. Gas central heating and double glazed throughout. Garage and parking for 2 - 3 cars. Beautiful setting.

**FOR SALE**

**£250,000**

**FREEHOLD**



## Dimensions

Dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are purely for illustration purposes and only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

## Approach

28 Herons Way is set within park-like grounds and surrounded on 3 sides by gardens, mature plants, shrubs, and hedging. Raised borders to 3 sides, again with a wide variety of mature flowers and plants. There are patio areas to the side and rear. Garage with parking in front for 2 - 3 cars. Outside taps x 2 and outside socket. Beautiful setting.

## Hall

Main door with glazed panel to hallway. Coir mat with wood effect vinyl flooring, radiator, ceiling lights x 2, storage cupboards x 2, power point, smoke alarm and hatch to loft.

## Lounge Diner "L Shaped" 19'5" max x 19'9" max (5.92m max x 6.02m max)

Spacious dual aspect lounge diner. Radiators x 3, power points, TV point, ceiling lights x 3, wall lights x 2, double glazed French doors to patio area, leaded double glazed box bay window to front, leaded double glazed box bay window to side and another leaded double glazed window to front. Gas back boiler coal effect fire with marble surround. Carpet.

## Kitchen 14'3" max x 9'4" max (4.34m max x 2.84m max)

Spacious kitchen with range of base and wall units, plenty of worktop, stainless steel sink, built-in electric oven and grill, gas hob with extractor hood plus spaces for washing machine, dishwasher and tall fridge freezer. Cupboard housing hot water cylinder with small cupboard for additional storage housing fuse box. Ceiling spot lights x 3, power points and radiator. Opaque double glazed door to rear garden. Leaded double glazed window to rear garden.

## Bedroom 1 12'4" x 9'4" (3.76m x 2.84m)

Built-in furniture including wardrobes x 3, set of drawers x 2 and bedside tables x 2. Radiator, power points, ceiling light, wall lights x 2, carpet and leaded double glazed window looking out to rear garden. Door to ensuite bathroom.

## Ensuite Bathroom 7'2" x 7' (2.18m x 2.13m)

Corner bath with electric shower over, wall mirrors, WC, basin with vanity unit and shelf above, bidet, towel rail, extractor fan, ceiling light and opaque leaded double glazed window to rear garden. Wood effect vinyl flooring.

## Bedroom 2 12'3" x 10'3" (3.73m x 3.12m)

Built-in furniture including wardrobes x 2, set of drawers x 2. Carpet, radiator, power points, ceiling light, wall lights x 2 plus ceiling spot light. Dual aspect with leaded double glazed box window to front and leaded double glazed window to side of property.

## Bedroom 3 7'11" max x 6'8" max (2.41m max x 2.03m max)

Currently being used as an office. Built-in desk with drawers, built-in double seat and wall mounted cupboards on 2 sides for storage. Ceiling light, power points, carpet and leaded double glazed window to front of property.

## Separate Shower Room 6'8" max x 5'3" (2.03m max x 1.60m)

Shower cubicle with electric Bristan shower, basin with vanity unit, wall mirror, WC, radiator, extractor fan, ceiling light, towel rail and wood effect vinyl flooring. Opaque leaded double glazed window to front of property.

## Garage 20'2" x 9'8" (6.15m x 2.95m)

Good sized garage with fluorescent light, power points, fuse box, and window to side. Up and over door plus side door for access from garden.

## Parking

Off-road parking for several vehicles in front of garage.

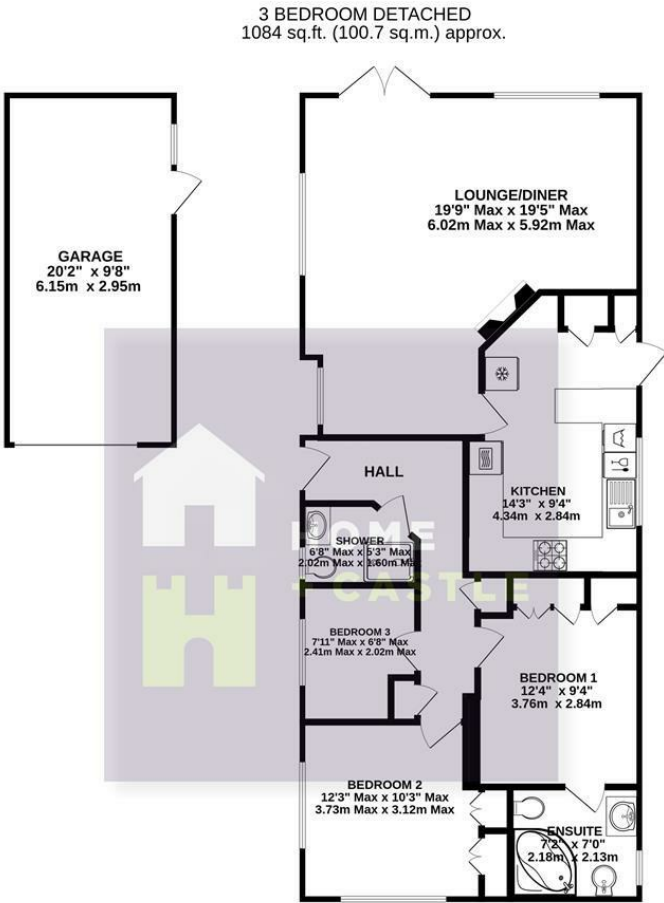
## Park Facilities

The park has a pub/restaurant, a social hall which schedules lots of activities for the residents, a twice weekly community bus service into Hailsham & Eastbourne, shop on site selling newspapers and a wide range of food/household products, a bowling green, a caravan/camping car storage facility, post box, grounds and maintenance services (anything not covered in the ground rent is at an extra charge).

## Additional Information

We have been advised by the vendor of the following,  
Ground rent (including water) £265.48 per month  
EDF supply the gas which is paid monthly  
Deanland Wood Park charge for electricity quarterly - this has been about £60 per quarter  
Home Park Insurance one off payment of £256.24 a year  
Council Tax Band A - paid at £127.30 per month for 10 months

Floor Plan



3 BEDROOM DETACHED PARK HOME  
TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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 purchasers. 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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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.