

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



**Goldfinch Lane, Hailsham, BN27 1FX**

- ▼ 2 Double Bedrooms
- ▼ 2 Bedroom Semi-Detached
- ▼ Off Road Parking
- ▼ Large Rear Garden
- ▼ Beautifully Presented
- ▼ Service Charge: £46.28



### **EPC RATING**

Current:  
84 | B

Potential:  
96 | A

**£305,000**



## Goldfinch Lane, Hailsham, BN27 1FX

We are pleased to introduce this attractive two-bedroom semi-detached property located in the heart of Hellingly. Stepping inside, you're met with a welcoming entrance hallway offering two useful storage cupboards and a handy downstairs WC. The bright and spacious living/dining room enjoys plenty of natural light and opens directly onto a sizeable, private rear garden. This wonderful outdoor space includes a patio area perfect for dining or entertaining, along with a shed providing extra storage. The contemporary kitchen is fitted with integrated appliances including oven, hob, and extractor fan, and offers generous worktop and cupboard space, creating a practical and stylish environment for everyday cooking. On the first floor, a second hallway with additional storage leads to two comfortable double bedrooms, both easily accommodating a double bed and further furnishings. A modern family bathroom, complete with a bath and overhead shower, serves the upper level. This lovely home benefits from excellent natural light throughout, well-proportioned rooms, great storage options, and allocated parking, making it an opportunity not to be missed.

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The Property  
Ombudsman

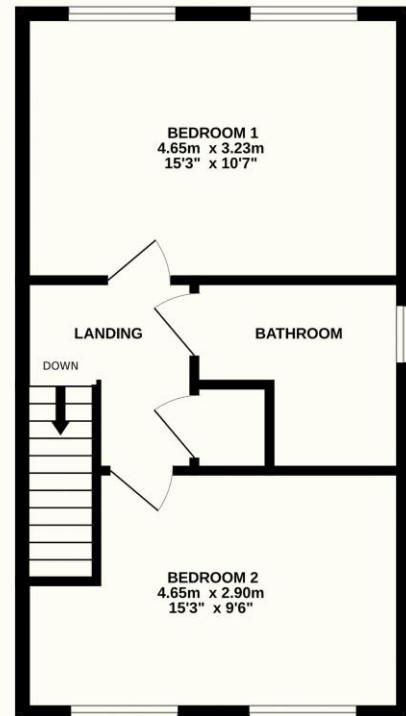
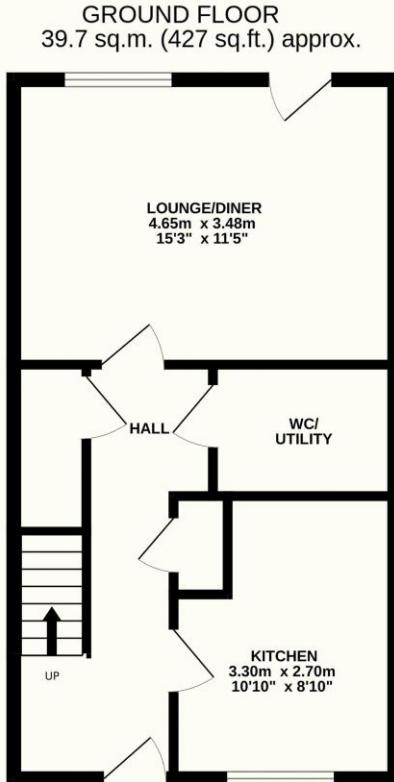
The Property  
Ombudsman  
LETTINGS



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1ST FLOOR

39.7 sq.m. (427 sq.ft.) approx.



TOTAL FLOOR AREA : 79.3 sq.m. (854 sq.ft.) 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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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: £46.28pcm

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info@peteroliverhomes.co.uk

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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily