



Hawthylands Drive, Hailsham BN27 1HE

welcome to

Hawthylands Drive, Hailsham

Nestled in the highly regarded Hawthylands Drive area of Hailsham, this beautifully proportioned three-bedroom detached residence presents a rare opportunity to acquire a home of space and comfort.



Porch

Entrance Hall

Bedroom One

15' 1" x 10' 11" (4.60m x 3.33m)

Ensuite

Bedroom Two

15' 2" x 11' 11" (4.62m x 3.63m)

Bathroom

8' 10" x 5' 6" (2.69m x 1.68m)

Kitchen

11' x 10' 11" (3.35m x 3.33m)

Conservatory/ Utility

10' x 4' 2" (3.05m x 1.27m)

Living Room

18' 2" x 11' (5.54m x 3.35m)

Bedroom Three

8' 10" x 8' 3" (2.69m x 2.51m)

Dining Room/ Sun Room

18' x 8' 10" (5.49m x 2.69m)

Outside

Rear Garden

Garden Office/ Room

19' x 7' 3" (5.79m x 2.21m)

Garage

14' 11" x 9' 3" (4.55m x 2.82m)

Driveway

Agents Note

The property comes with full planning permission and full architect / structural calculations for a loft conversion to add an extra 3 bedrooms and 1 bathroom. See Wealden Council ref WD/2023/3059/F



Floor Plan

Outbuilding

Total floor area 125.2 m² (1,348 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Hawthylands Drive, Hailsham

- Detached Bungalow
- Dining/ Sun room with bi-fold doors
- Three Bedrooms, master with ensuite
- Extensive, mature rear garden
- Garden Office/ Room
- Driveway parking and garage
- Prime residential location in Hailsham
- Planning permission granted - see agents note

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAI109911 - 0003

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