

- 3D Virtual Tour
- Harmers Hay Estate
- Driveway to Garage
- Spacious Throughout
- Newly Decorated
- L-Shaped Lounge-Diner
- Downstairs WC
- Well Proportioned Bedrooms
- Shower Room
- Chain Free



Freehold
£325,000

 3 BEDROOM

 1 RECEPTION

 1 BATHROOM

 1 GARAGE

Laburnum Green, Hailsham

Laburnum Green, Hailsham

DESCRIPTION

We are pleased to offer this well presented three bedroomed semi-detached house, located in the ever popular Harmers Hay estate. Newly decorated throughout and offered to the market chain free, this is a property you can buy, move in and enjoy straight away.

The accommodation is well arranged and practical. A welcoming entrance hallway leads through to a generous L shaped lounge dining room, creating a superb open and sociable living space. The layout flows naturally through to the kitchen, which enjoys a pleasant rear aspect overlooking the garden. Thoughtfully designed, the kitchen provides ample work surface and storage, making it both functional and well suited to everyday life. A useful ground floor WC completes the downstairs.

Upstairs, the first floor landing gives access to three well sized bedrooms and a modern shower room. The main bedroom is an excellent size, with the further two bedrooms offering flexibility for children, guests or those working from home.

There has been recent electrical improvement works carried out earlier this year, and the boiler is modern and regularly serviced, offering reassurance to the next owner.

Externally, there are gardens to both the front and rear. The rear garden provides a private outdoor space to enjoy and there is a driveway leading to a garage.

Laburnum Green is ideally positioned within the Harmers Hay development, providing easy access to the Cuckoo Trail, local bus routes, schools, amenities and main road links. This is a fantastic opportunity for buyers seeking a well presented, chain free home in a convenient residential spot.





Laburnum Green, Hailsham

The Area

Laburnum Green is a well established and highly regarded residential area within Hailsham, forming part of the popular Harmers Hay development. It is particularly well suited to families.

Hailsham town centre is within easy reach and provides a comprehensive range of amenities including supermarkets, independent retailers, cafés, restaurants, banks, health services and everyday conveniences. The town also benefits from a regular market, leisure centre facilities, and a good selection of local businesses, ensuring most day-to-day needs are well catered for.

For families, there are a number of well-regarded primary schools within the town, together with Hailsham Academy, providing secondary education locally.

Transport links are excellent, with regular bus services connecting across Hailsham and into surrounding towns and villages. Road access is particularly convenient, with straightforward links towards Eastbourne, the wider East Sussex coastline, and surrounding countryside, as well as onward routes beyond the area.

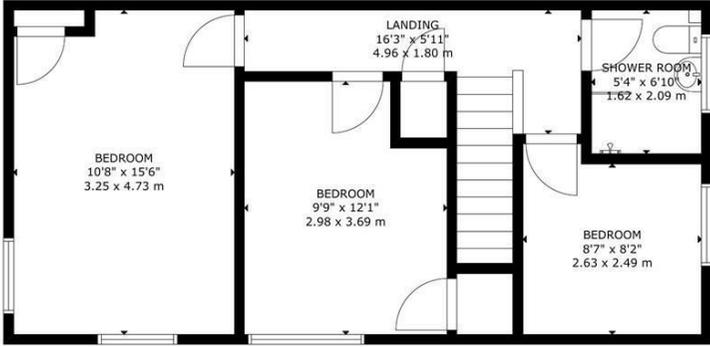
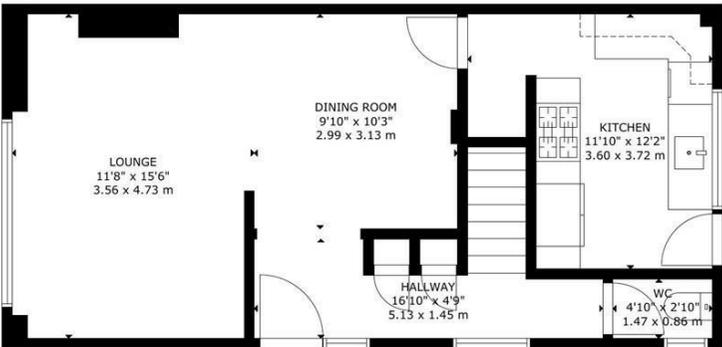
One of the area's real attractions is its access to open space and countryside. The popular Cuckoo Trail is close by, offering an excellent route for walking and cycling through attractive countryside, connecting Hailsham with neighbouring towns. This, alongside nearby parks and green spaces, provides a superb balance between practical convenience and outdoor lifestyle.

Overall, Laburnum Green remains a consistently popular choice due to its accessibility, local

amenities, schooling options and appealing residential environment.



Laburnum Green, Hailsham



GROSS INTERNAL AREA
 TOTAL: 97 m²/1,040 sq.ft
 FLOOR 1: 49 m²/525 sq.ft, FLOOR 2: 48 m²/515 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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