

46 Herdwick Drive, Hailsham, BN27 1LB
Guide Price £365,000 - £385,000 Freehold

****GUIDE PRICE £365,000-£385,000****

A Beautifully Upgraded Detached Family Home – Hellingly

Ready to move straight into, this beautifully presented three-bedroom detached family home occupies an enviable corner plot in a sought-after location, with an attractive outlook directly opposite green space. Having benefited from over £20,000 of upgrades, including new flooring, an upgraded kitchen and bathrooms, and upgraded integrated appliances, the property combines contemporary style with practical family living, and comes with the balance of housebuilder and NHBC warranty for extra peace of mind. At the heart of the home is an impressive open-plan kitchen/diner with patio doors opening onto the garden, plus a separate utility room/WC for everyday convenience. The spacious living room enjoys triple-aspect windows and patio doors, creating a bright and welcoming space with an excellent connection to the garden. Upstairs, the accommodation is well served by three bedrooms, an en-suite and a family bathroom. Energy efficiency runs throughout, with triple glazing, solar panels, an EV charging point and an impressive EPC A rating, all helping to keep household running costs down, a genuine benefit for family life today. Outside, the south-easterly facing rear garden features a part-walled section for added privacy, while the corner position adds to the sense of space and outlook. The driveway provides two parking spaces with direct access to the rear garden. Offering style, space, energy efficiency and convenience, this is an excellent opportunity to acquire a modern family home where the significant improvements have already been completed. Early viewing is highly recommended. A member of staff at Rush Witt & Wilson is a connected person to this property, as defined in Section 21 of the Estate Agents Act 1979.








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Floor 0



Floor 1



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Approximate total area(1)

93.5 m²

1007 ft²

Reduced headroom

1 m²

10 ft²

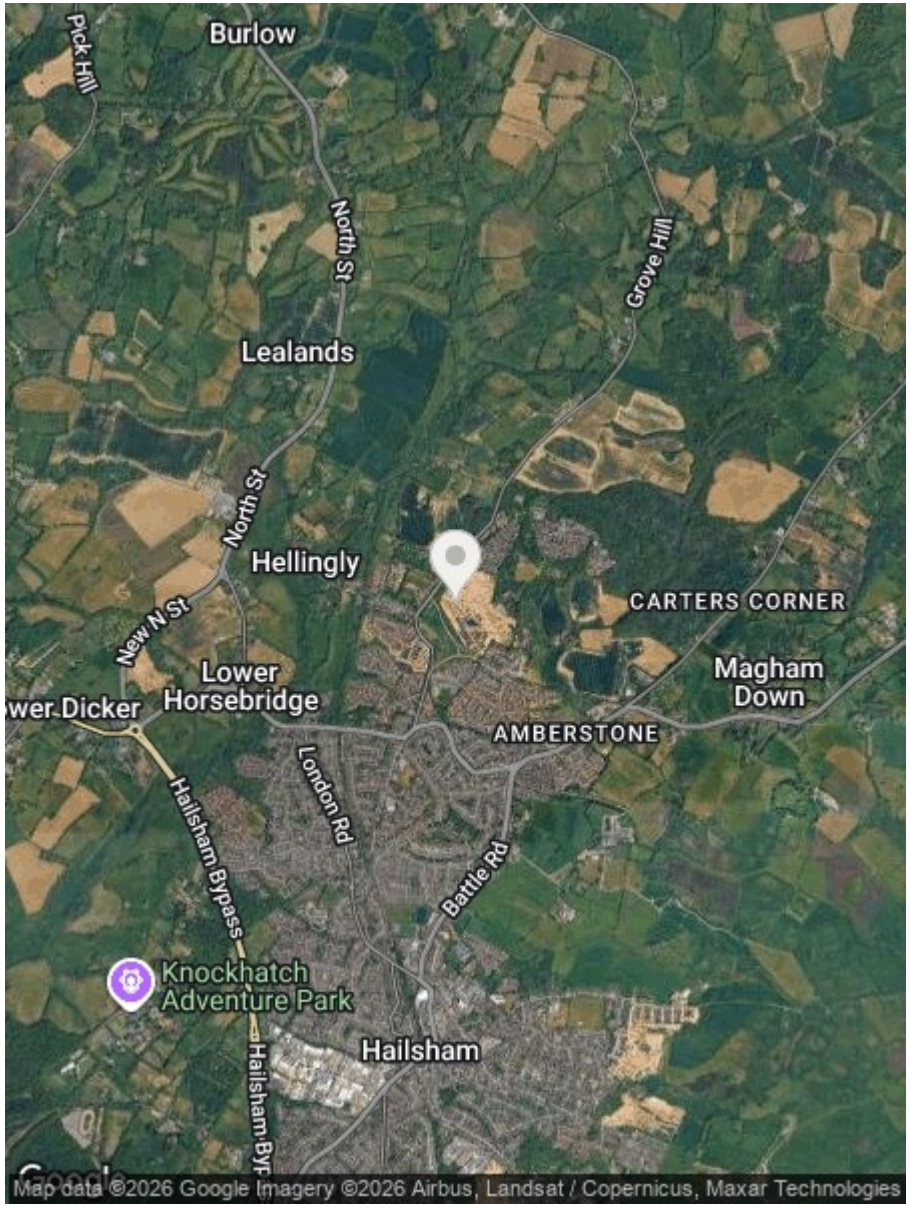
(1) Excluding balconies and terraces

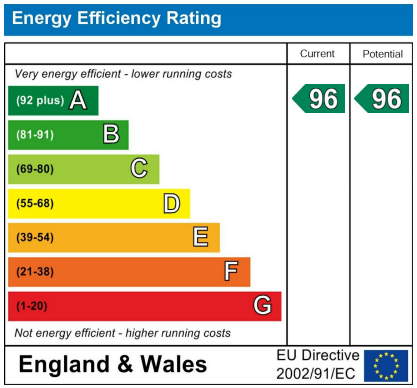
Reduced headroom

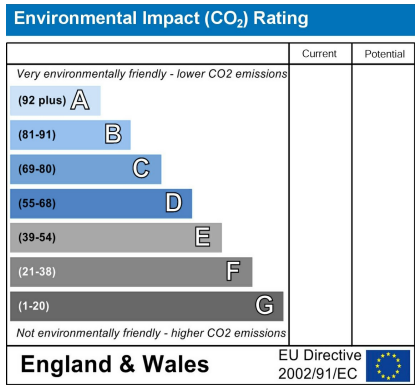
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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