




- 3D Virtual Tour
- CHAIN FREE
- Immaculate Presentation
- Remaining Warranty
- Kitchen-Diner
- Media Wall
- Driveway To Garage
- Level Garden
- Closeby Green Spaces
- GCH



Freehold  
**£410,000**

 4 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Hawthorn Way, Hailsham

# Hawthorn Way, Hailsham

## DESCRIPTION

An immaculately presented and nearly new FOUR bedroomed semi-detached home, situated within a well regarded modern development in Hellingly, on the fringes of Hailsham and ideally placed for everyday amenities, schools and open spaces.

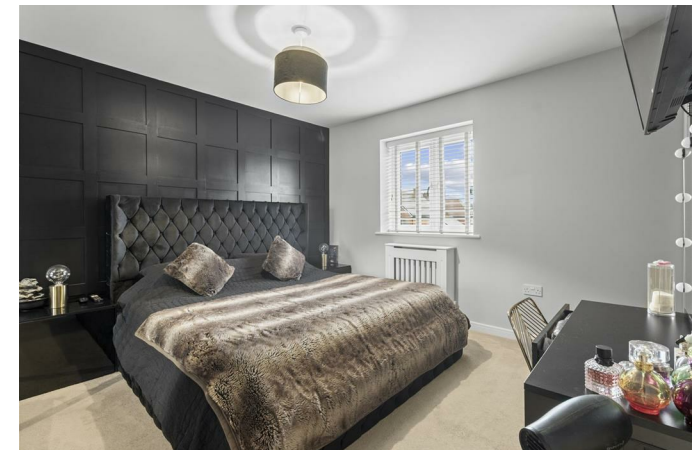
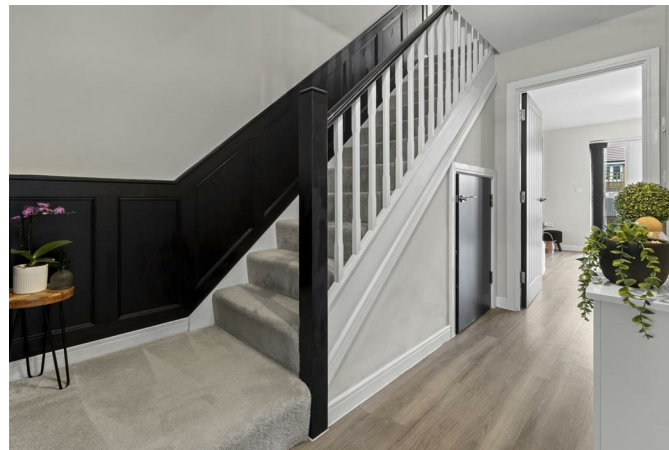
The property offers bright and well proportioned accommodation arranged over two floors and is presented in excellent order throughout. The ground floor features a welcoming entrance hall with cloakroom, a generous rear aspect lounge with French doors opening directly onto the rear garden, and a modern kitchen-dining room fitted with modern units and ample space for a large dining table.

On the first floor there are four well sized bedrooms, including a main bedroom with ensuite shower room, along with a contemporary family bathroom. All rooms are finished to a high standard and benefit from plenty of natural light, reflecting the care the current owners have taken since the property was built.

Outside, the rear garden enjoys a sunny aspect and has been neatly arranged to provide an attractive and low maintenance space for relaxing or entertaining. To the front there is driveway parking leading to a garage, offering additional storage or secure parking.

The location is a real highlight, with nearby green spaces and play areas close by, making it ideal for families. Schools, local shops and everyday amenities are within comfortable walking distance, while a regular bus route provides easy access into Hailsham town centre and surrounding areas.

The property is being sold chain free and represents an excellent opportunity to purchase a nearly new home in a popular and convenient location, ready to move straight into.





## Hawthorn Way, Hailsham

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### The Area

Hellingly is a highly regarded village and residential area positioned on the edge of Hailsham, offering an excellent balance of semi rural surroundings and everyday convenience. The area is particularly popular with families and professionals thanks to its strong sense of community, modern developments and access to open countryside.

Local amenities are close at hand, including convenience stores, schools and healthcare facilities, while Hailsham town centre is just a short distance away and provides a wider range of shops, supermarkets, cafes and leisure facilities. Well regarded primary and secondary schools are within easy reach, many of which are accessible on foot.

Hellingly benefits from numerous nearby green spaces, countryside walks and play areas, making it ideal for outdoor lifestyles and family living. The surrounding area offers access to scenic footpaths and bridleways, with the South Downs and High Weald countryside within comfortable driving distance.

There are good transport links, including regular bus services connecting Hellingly with Hailsham, Eastbourne and surrounding villages. Road links are convenient for access to the A22 and A27, providing routes towards Eastbourne, Lewes and beyond. Mainline rail services are available from nearby stations, offering connections to London and the south coast.

Overall, Hellingly offers a desirable village style setting with the benefit of modern amenities, green open spaces and excellent connectivity, making it a popular choice for a wide range of buyers.



# Hawthorn Way, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 117 m<sup>2</sup>/1,264 sq ft  
 FLOOR 1: 51 m<sup>2</sup>/554 sq ft, FLOOR 2: 66 m<sup>2</sup>/710 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(69-80) C			
(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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