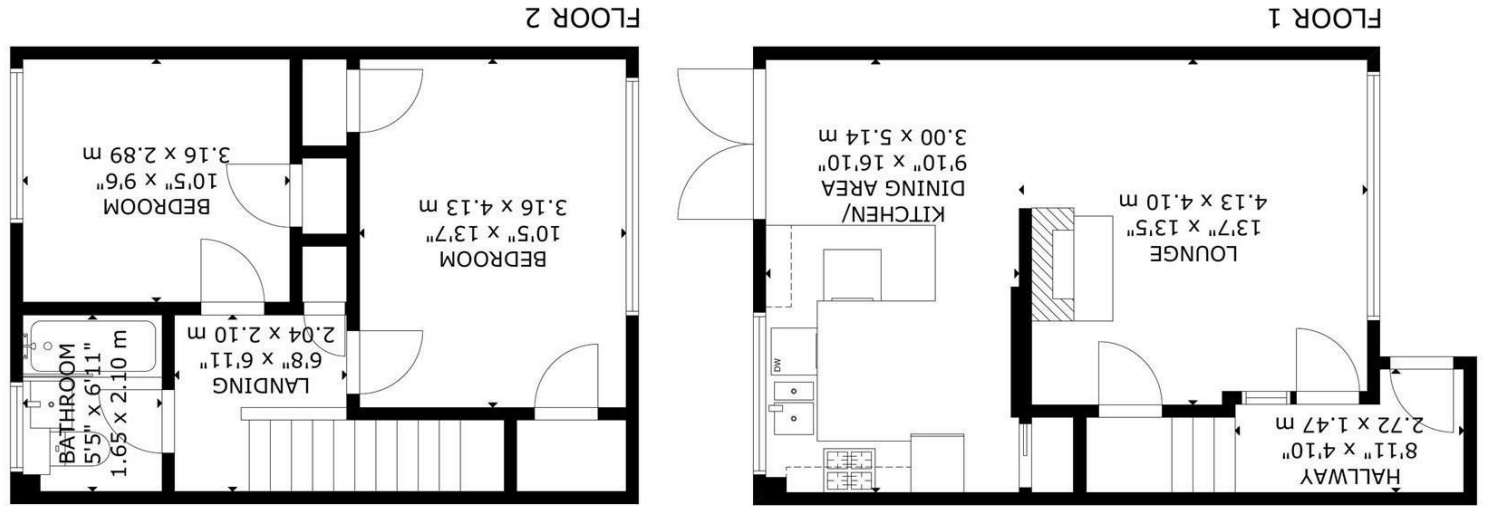
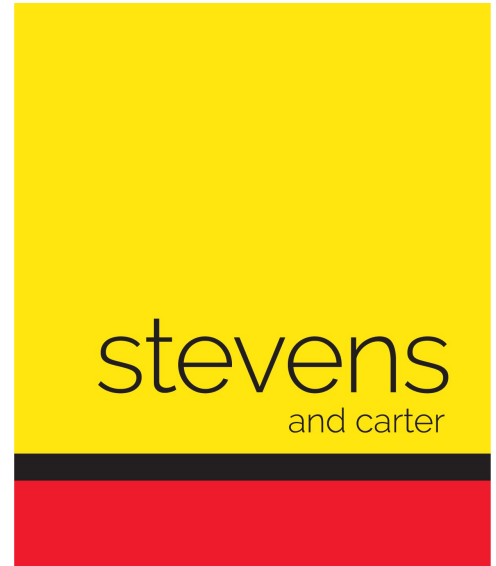


GROSS INTERNAL AREA
TOTAL: 75 m²/808 sq ft
FLOOR 1: 38 m²/413 sq ft FLOOR 2: 37 m²/395 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

England & Wales	
EU Directive	2002/91/EC
Not energy efficient - higher running costs	G
(15-20)	F
(21-25)	E
(26-30)	D
(31-35)	C
(36-40)	B
(41-45)	A
Very energy efficient - lower running costs	
Energy Efficiency Rating	69
Current	86



Harmers Hay Road, Hailsham



- 3D Virtual Tour
- Beautifully Presented
- Favoured Harmers Hay
- Walkable To Bus Route/Schools
- Kitchen-Diner
- Both Double Bedrooms
- Very Bright Throughout
- Landscaped Garden
- Gazco Fire In Lounge
- Garage Enbloc



Freehold

£280,000

Offers In Excess Of

2 BEDROOM

2 RECEPTION

1 BATHROOM

1 GARAGE

Harmers Hay Road, Hailsham

Harmers Hay Road, Hailsham

DESCRIPTION

A beautifully presented two bedroom terraced home, offered in exceptional order throughout and very much ready to move straight into and enjoy.

The accommodation is well arranged, beginning with an entrance hall leading through to a bright lounge with a large front aspect window and feature fireplace complete with a remote operated Gazco fire, creating a cosy focal point.

To the rear, the property has been thoughtfully opened up to create a kitchen dining space perfectly suited to modern living. The shaker style kitchen is fitted with a range of eye and base level units with space for a washing machine, dishwasher and fridge freezer. A breakfast bar provides an informal seating area, with further space for a dining table. Doors lead out onto the rear garden, which is laid to patio and lawn, ideal for both relaxing and entertaining.

Upstairs offers two well proportioned bedrooms along with a modern family bathroom, all finished to a consistent and high standard.

Further benefits include a garage en bloc, modern double glazing and gas central heating.

Harmers Hay remains one of Hailsham's most established and well regarded residential areas, offering easy access to local schools, bus routes, the Cuckoo Trail and a range of everyday amenities.

An ideal first purchase, investment or downsize.



Harmers Hay Road, Hailsham

The Area

Harmers Hay Road is positioned within a well regarded residential area of Hailsham, offering a convenient setting with a strong sense of community and excellent day to day accessibility.

The area is well served by regular bus routes, providing easy connections into the town centre and surrounding areas, making it ideal for those who rely on public transport. A range of well regarded primary and secondary schools are within close proximity, further enhancing its appeal for families.

Hailsham itself offers a comprehensive range of amenities including supermarkets, independent shops, cafés and leisure facilities, all within easy reach. For those needing to commute, Polegate railway station is just a short drive away, offering mainline services to Brighton, Hastings and London.

For lifestyle, the surrounding area truly excels, with a number of highly regarded country pubs just a short drive away. Highlights include The Eight Bells, nestled at the foot of the South Downs, and The Gun or the Plough, all offering excellent food in picturesque settings.

Combining everyday convenience with access to some of the area's best countryside and hospitality spots, Harmers Hay Road is a location that caters effortlessly to both practical needs and lifestyle enjoyment.