


- Over 1050 SQFT
- Newly Decorated Throughout
- Extended Ground Floor
- South Westerly Aspect Garden
- Modern Heating and Electrics
- Light and Spacious
- Driveway To Garage
- Downstairs WC
- Boarded Loft
- CHAIN FREE



Freehold  
**£335,000**

 3 BEDROOM

 2 RECEPTION

 1 BATHROOM

 1 GARAGE

Station Road, Hailsham



# Station Road, Hailsham

## DESCRIPTION

Situated in along Station Road in Hailsham, this extended 1940s built three bedroom semi detached home offers generous living space, practical improvements and a fresh, modern finish throughout.

The property is approached via a private driveway leading to a garage, providing off road parking and useful storage. A welcoming entrance hall sets the tone for the rest of the house, which has been newly decorated in neutral tones to create a light and airy feel.

To the front, the lounge flows seamlessly into the dining area, creating an excellent open plan reception space. The extended kitchen dining room is a real feature of the home, thoughtfully arranged with a breakfast bar and ample space for a family table. Large windows and Rear door open directly onto the rear garden, allowing natural light to pour in. A downstairs WC completes the ground floor accommodation.

Upstairs, there are three well sized bedrooms, each benefitting from large windows that enhance the sense of space and light. The family bathroom is well appointed and serves all three bedrooms comfortably.

The rear garden has been landscaped for ease of maintenance and enjoyment, with newly installed fencing providing privacy and security. There is a lawn, patio area for outdoor dining, and attractive planters to add colour and interest.

Further benefits include modern electrics, a recently serviced gas boiler for peace of mind, and a boarded loft offering valuable additional storage.

Entrance Hall 4.44 x 2.11





## Station Road, Hailsham

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### The Area

Station Road sits in a highly convenient position on the edge of Hailsham town centre, offering easy access to everyday amenities while still feeling slightly removed from the busiest parts of town.

Within a short walk you have Hailsham High Street with its range of independent shops, cafés, supermarkets and essential services, along with Vicarage Field Shopping Centre. The Cuckoo Trail is also close by, providing miles of scenic walking and cycling routes connecting Hailsham to Polegate, Heathfield and beyond.

For families, there are several well regarded primary schools nearby including Grovelands Community Primary School and Hawkes Farm Academy, with Hailsham Community College serving the secondary catchment area.

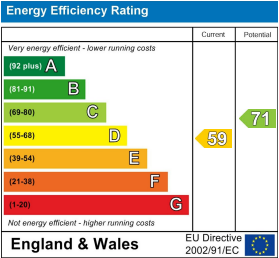
Although Hailsham does not have its own railway station, Polegate station is approximately a ten minute drive away, offering direct links to Eastbourne, Lewes, Brighton and London Victoria. Road links are strong, with easy access to the A22 and A27, making commuting straightforward.

The area is popular with a mix of buyers including first time purchasers, families and downsizers, largely due to its accessibility, established residential feel and proximity to open countryside. Hailsham Country Park and surrounding rural walks are just a short distance away, giving residents the best of both town and country living.

Station Road offers practical, well connected living in a location that continues to see steady demand from both buyers and tenants alike.



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