



New Road
Hailsham, BN27 4EW
£550,000 Freehold

Wyatt
Hughes
Residential Sales

New Road, Hailsham, BN27 4EW

A beautifully presented four-bedroom detached home in the peaceful village of Hellingly, just north of Hailsham. Built just over a decade ago, this family home offers approximately 1,637 sq. ft of stylish and practical living space.

Inside, you'll find two spacious reception rooms and a contemporary open-plan kitchen, living, and dining area perfect for family life and entertaining. The lounge features a wood-burning stove, while a ground floor study and separate WC add practicality. Upstairs, there are four well-sized bedrooms, including a master suite with ensuite and vaulted ceiling, alongside a modern family bathroom.

The private rear garden includes a patio and pergola, ideal for alfresco dining, while a single garage and off-road parking for two vehicles complete the picture.

Hellingly combines rural charm with convenience. Local shops and amenities in Hailsham are within easy reach, and transport links via Polegate station make Eastbourne, Brighton, and London accessible. The surrounding countryside offers excellent walking and cycling opportunities, with local schools close by.

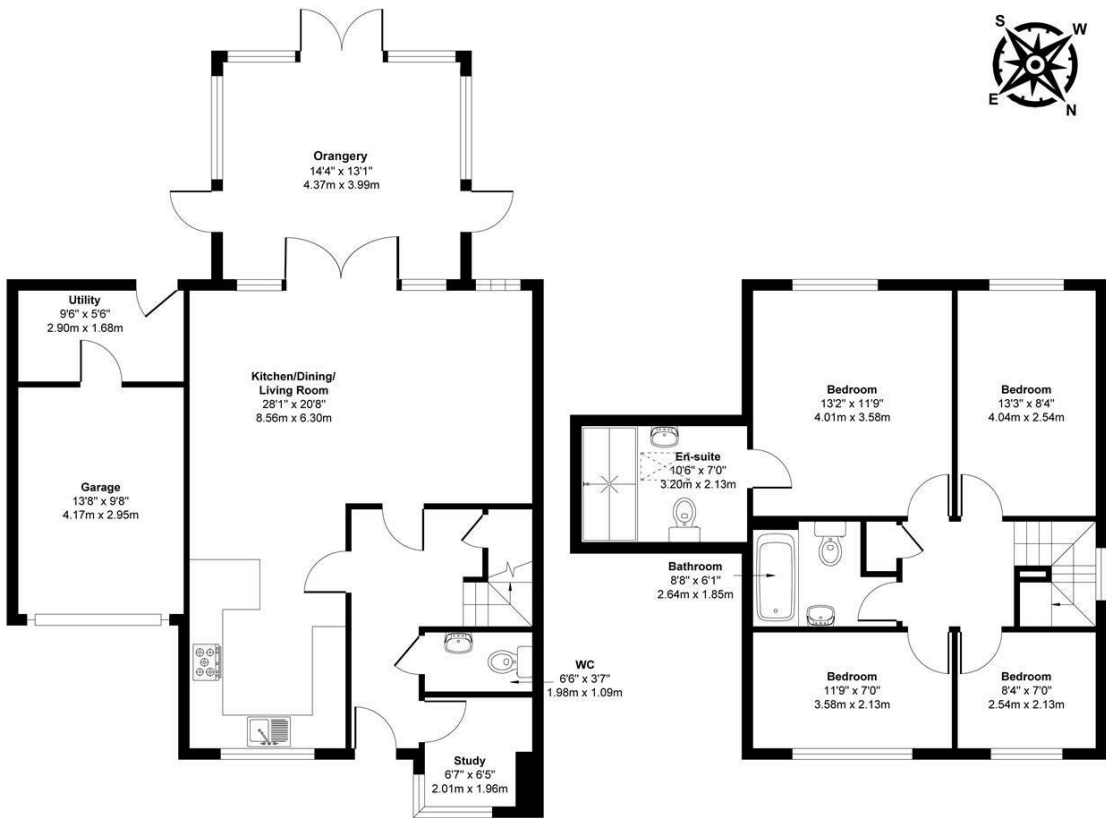
This is a high-spec, well-designed family home offering space, comfort, and a peaceful setting.



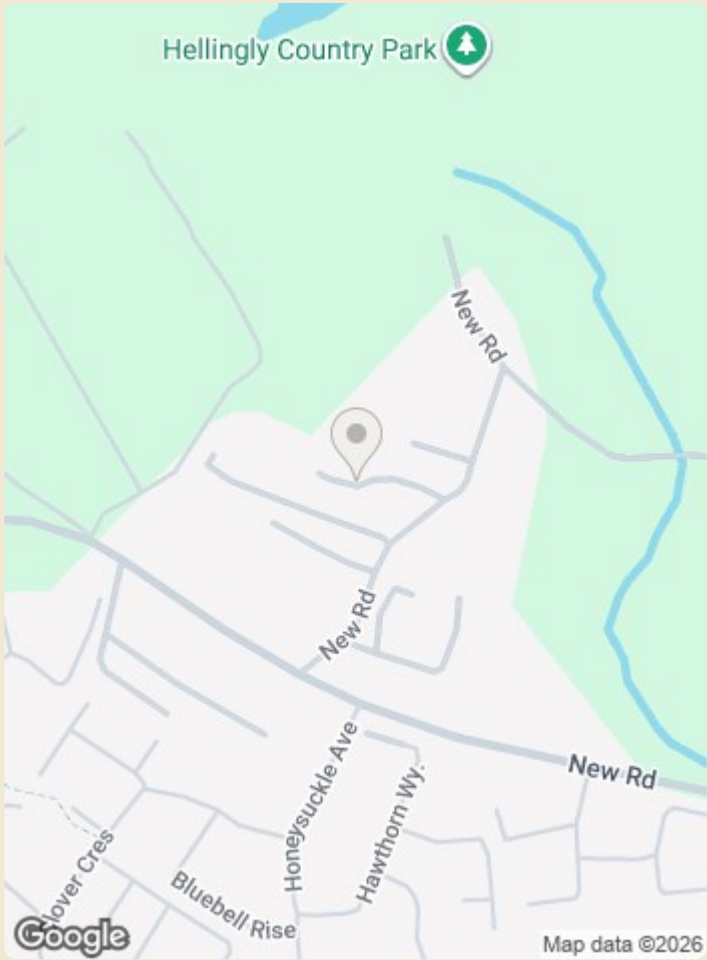
- EPC RATING B
- TAX BAND E
- FOUR BEDROOM DETACHED HOUSE
- VERY WELL PRESENTED THROUGHOUT
- GARAGE AND OFF ROAD PARKING
- PRIVATE REAR GARDEN
- MASTER BEDROOM WITH LARGE ENSUITE SHOWER ROOM/WC
- SPACIOUS LIVING/DINING ROOM
- ORANGERY LEADING OUT TO THE GARDEN
- 1637 SQ FT

The Field

Approximate Gross Internal Floor Area
1637 sq. ft / 152.08 sq. m



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

