

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Hawthorn Way, Hellingly, BN27 4FQ

- ▼ 4 Bedroom Detached Home
- ▼ Driveway & Garage
- ▼ Immaculately Presented
- ▼ Stunning Kitchen With Bi-Folds
- ▼ Sunny Aspect Garden
- ▼ 2 Bathrooms, 2 Receptions



EPC RATING

Current:

85 | B

Potential:

94 | A

£500k - £515k



Hawthorn Way, Hellingly, BN27 4FQ

Situated at the end of a peaceful cul-de-sac, this immaculately presented four-bedroom detached home offers spacious and versatile accommodation throughout, together with an attached single garage, driveway parking for two cars and a beautifully private south facing rear garden. Built approximately seven years ago, the property has been exceptionally well maintained and thoughtfully upgraded by the current owners, creating a superb modern family home. On entering, the welcoming hallway provides access to the principal ground-floor rooms and a useful downstairs cloakroom. The separate dining room is a particularly versatile space and could be used in a variety of ways to suit individual requirements. Whilst perfect for formal dining, it would make an excellent home office, study, playroom, snug or hobby room, and could even lend itself to use as a downstairs bedroom if required. The double-aspect lounge is a generous and naturally light reception room. The dual aspect allows plenty of natural light to fill the room, whilst the excellent proportions provide ample space for comfortable family seating and additional furniture. This is a lovely room in which to relax and unwind, whilst also providing plenty of space when entertaining. The real heart of the home is undoubtedly the impressive kitchen/breakfast room, which has been upgraded by the current owners to provide a stylish and highly practical family space. There is a comprehensive range of fitted units, integrated appliances, generous quartz work surfaces and a central island offering additional storage and a natural gathering point. There is also space for an American-style fridge/freezer. The room is large enough to accommodate a breakfast or informal dining area, making it a fantastic space for everyday family life. Large bi-folding doors open directly onto the rear garden, creating a wonderful connection between the kitchen and outside space and making this an ideal room for entertaining during the warmer months. Upstairs, the property provides four well-proportioned bedrooms, offering excellent flexibility for a growing family, guests and those working from home. The principal bedroom is a generous double room with ample space for wardrobes and furniture and benefits from its own en-suite shower room. Bedroom two is another excellent double bedroom, whilst bedroom three offers further generous accommodation and could equally be used as a bedroom or home office. Bedroom four provides a comfortable fourth bedroom and would also work particularly well as a nursery, dressing room or study. A family bathroom serves the remaining bedrooms. Outside, the private rear garden is a particular highlight. Enjoying a south facing aspect and being unoverlooked, it provides a lovely sense of privacy and is perfectly suited to outdoor entertaining. A large patio area immediately adjoining the house provides space for outdoor dining, while additional seating areas have been created throughout the garden, allowing you to enjoy the sunshine at different times of the day. There is a hot tap, and also space for a hot tub, creating the perfect spot for relaxing and entertaining. The bi-folding doors from the kitchen open directly onto the patio, making the garden a natural extension of the living accommodation. To the front, there is a driveway providing parking for two cars, along with an attached single garage, which offers useful additional storage and parking. The property is ideally located within walking distance of Hellingly Pre-School and Hailsham town centre, providing easy access to a range of shops, cafés and everyday amenities, whilst nearby bus routes offer convenient connections to surrounding areas. Overall, this is a beautifully maintained and thoughtfully upgraded detached family home, offering spacious and flexible accommodation, a superb kitchen/breakfast room, bright double-aspect lounge, versatile additional reception room, four bedrooms, private sunny garden, garage and off-road parking, all positioned in a quiet cul-de-sac and within easy reach of local amenities.

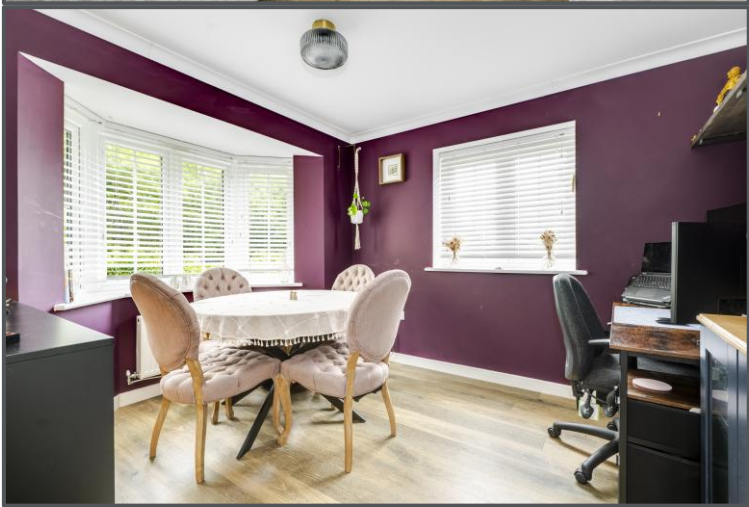
Uckfield
Crowborough
Heathfield

01825 703000
01892 489000
01435 511800

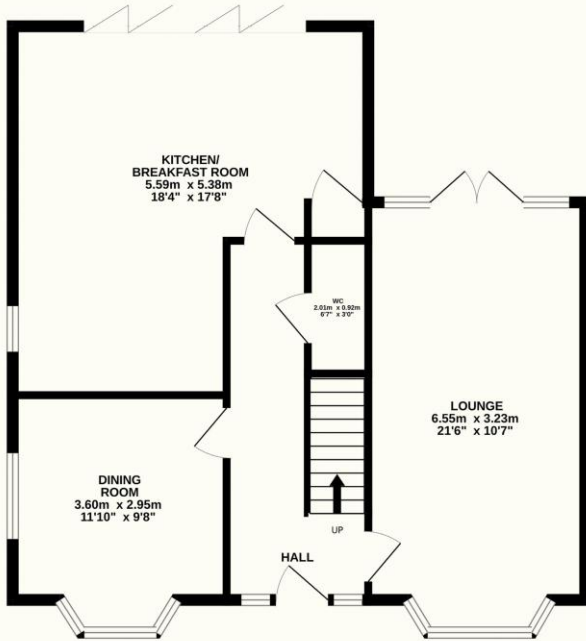
Peter Oliver

The Property
Ombudsman

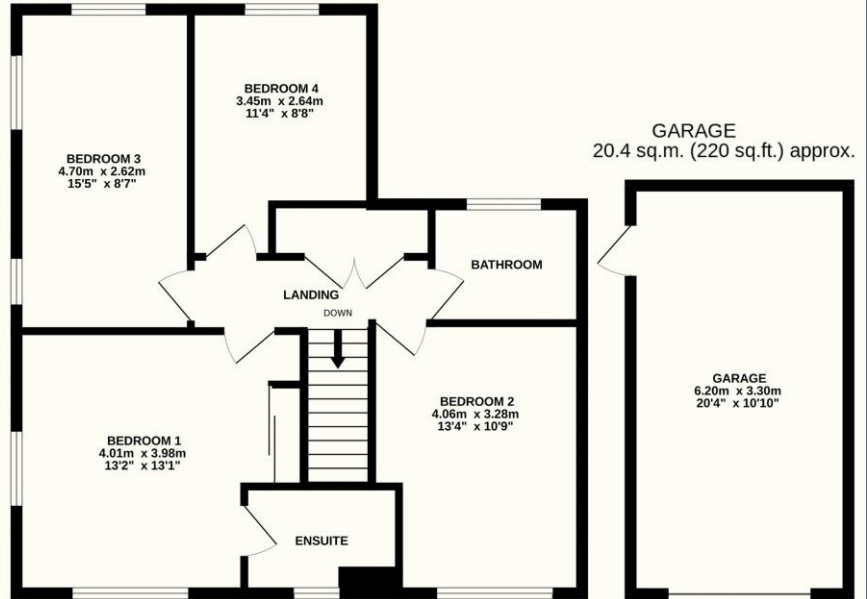
The Property
Ombudsman
LETTINGS



GROUND FLOOR
68.3 sq.m. (735 sq.ft.) approx.



1ST FLOOR
66.4 sq.m. (715 sq.ft.) approx.



TOTAL FLOOR AREA : 155.1 sq.m. (1670 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2026



TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: £630pa

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800
info@peteroliverhomes.co.uk

Peter Oliver