

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



**Bulrush Lane, Hailsham, BN27 4FB**

- ▼ 2 Bedroom Semi Detached
- ▼ Driveway For 2 Cars
- ▼ En-suite, WC
- ▼ Generous Garden
- ▼ No Onward Chain
- ▼ Beautifully Presented



**EPC RATING**

Current:  
84 | B

Potential:  
96 | A

**£315,000**



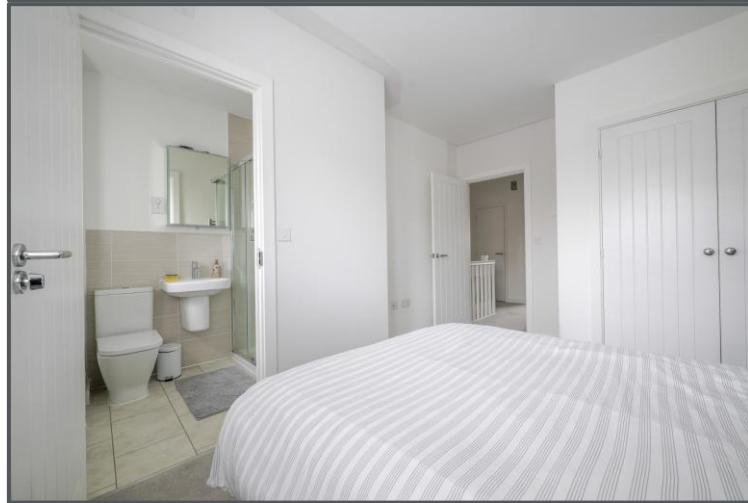
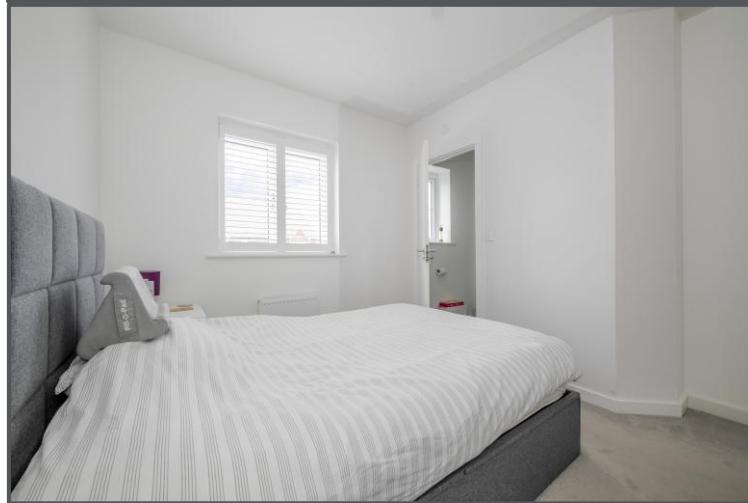
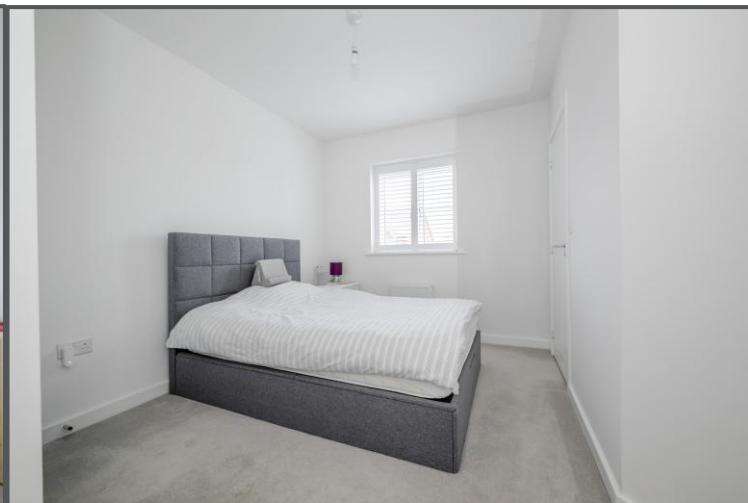
## Bulrush Lane, Hailsham, BN27 4FB

Beautifully presented throughout, this light and airy two-bedroom semi-detached home offers well-proportioned accommodation arranged over two floors and is available with no onward chain, making it an ideal purchase for first-time buyers, small families, downsizers, or investors. The ground floor features a welcoming entrance hall with a convenient ground floor WC, leading to a spacious lounge/diner filled with natural light and providing ample space for both relaxing and entertaining. Patio doors from the lounge/diner open directly onto the rear garden, creating a great flow between indoor and outdoor living. The separate kitchen is well laid out and offers a practical, functional space for everyday cooking. To the first floor are two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room, along with a well-appointed family bathroom accessed from the landing. Externally, the property offers a driveway to the front providing off-road parking for two vehicles. To the rear is a generous garden featuring a patio area and lawn, ideal for outdoor dining and entertaining. Located in the popular village of Hellingly, the property is within short distance of the primary school and enjoys a pleasant residential setting. Presented to a high standard throughout and offered with no onward chain, this is a fantastic opportunity to acquire a move-in ready home.

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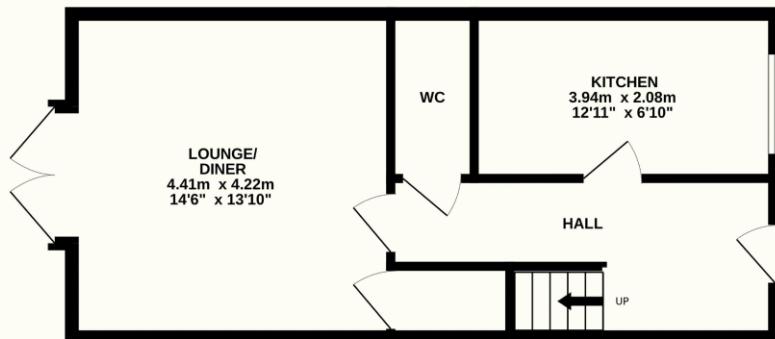
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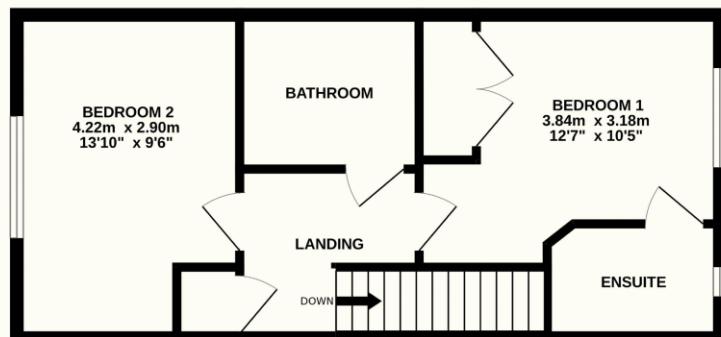


GROUND FLOOR  
39.6 sq.m. (426 sq.ft.) approx.

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1ST FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA : 78.7 sq.m. (847 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.

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TENURE: FREEHOLD

COUNCIL TAX BAND: C

MAINTENANCE/SERVICE CHARGE: N/A

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[info@peteroliverhomes.co.uk](mailto:info@peteroliverhomes.co.uk)

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