

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Hawthorn Way, Hailsham, 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



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Situated at the end of a peaceful cul-de-sac, this immaculately presented four-bedroom detached home offers spacious and versatile accommodation, an attached single garage, driveway parking for two cars and a beautifully private rear garden. Built approximately seven years ago, the property has been exceptionally well maintained and thoughtfully upgraded by the current owners. The welcoming entrance hall leads to a useful downstairs cloakroom, a versatile separate dining room and the spacious lounge. The dining room could easily be adapted to suit individual needs, making an excellent home office, study, playroom, snug or even occasional downstairs bedroom. The double-aspect lounge is a bright and comfortable reception room, offering plenty of space for family relaxation and entertaining. The impressive kitchen/breakfast room is the heart of the home and has been upgraded by the current owners. It features a good range of units, quartz worktops, integrated appliances, an island with useful storage and space for an American-style fridge/freezer. The generous room provides plenty of space for family dining, while the large bi-folding doors open directly onto the garden, creating a fantastic space for entertaining and everyday family life. Upstairs are four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, together with a family bathroom. The bedrooms offer excellent flexibility for family living, guests or those working from home. Outside, the sunny rear garden is a real feature of the property, enjoying a high degree of privacy and being unoverlooked. A large patio provides an ideal area for outdoor dining, with additional seating areas throughout the garden and plenty of space for a hot tub. The garden provides a wonderful extension of the living space and is perfect for relaxing or entertaining. To the front, there is driveway parking for two cars and an attached single garage. The property is conveniently positioned within walking distance of Hellingly Primary School and Hailsham town centre, with a range of local amenities close by and nearby bus routes providing easy access to surrounding areas.

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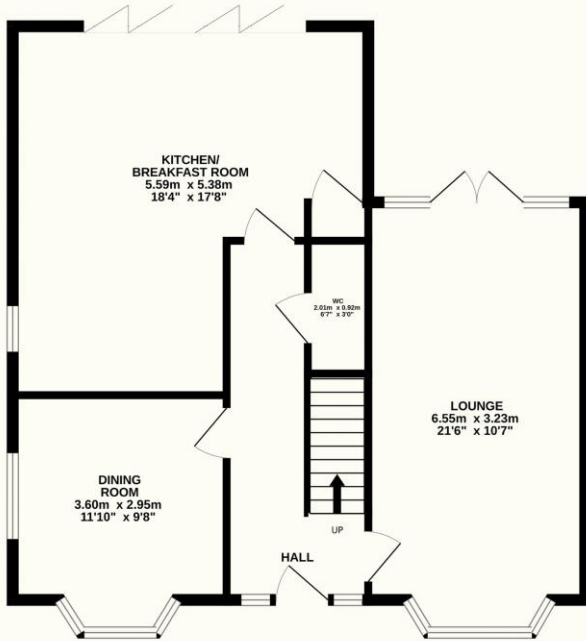
Peter Oliver

The Property
Ombudsman

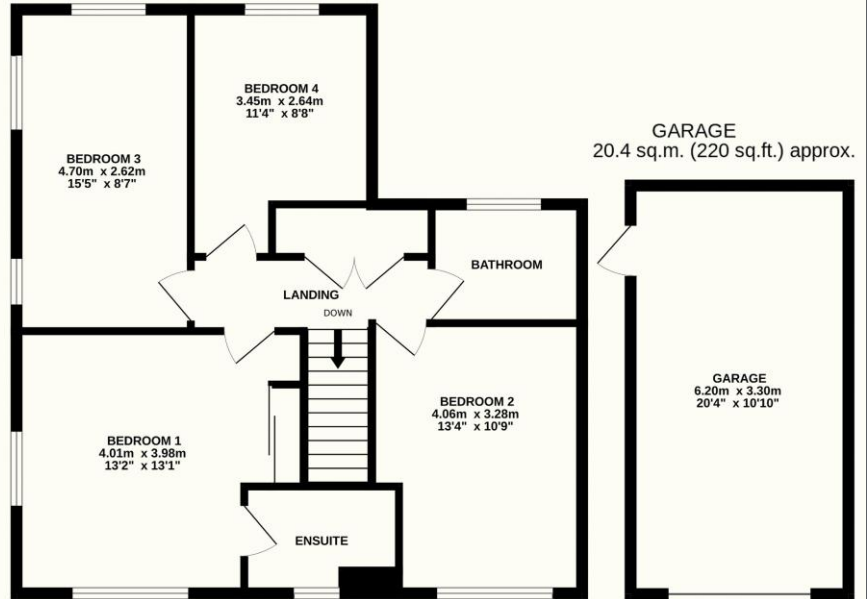
The Property
Ombudsman
LETTINGS



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.

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TENURE: FREEHOLD

COUNCIL TAX BAND: E

MAINTENANCE/SERVICE CHARGE: N/A

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