

Uckfield 01825 703000  
Crowborough 01892 489000  
Heathfield 01435 511800

Peter Oliver



Hailsham Road, Heathfield, TN21 8ES

- ▼ No Onward Chain
- ▼ Off Road Parking To The Rear
- ▼ Character Features
- ▼ Generous Garden
- ▼ Gorgeous Kitchen/Diner
- ▼ Feature Log Burner



**EPC RATING**

Current:  Potential:  
EPC Awaited

**£400k - £425k**



## Hailsham Road, Heathfield, TN21 8ES

A charming and characterful older semi-detached home situated in a highly sought-after residential area of Heathfield, within easy walking distance of the town centre and its excellent range of shops, cafés and local amenities. Offered to the market with NO ONWARD CHAIN. The property has been thoughtfully improved by the current owners, creating a more open and sociable layout on the ground floor. The former wall between the kitchen and dining room has been removed to form a spacious kitchen/dining room, ideal for modern family living and entertaining. The kitchen area also benefits from a door opening directly onto the rear garden, allowing for a seamless connection between indoor and outdoor spaces. To the front of the property is a welcoming living room featuring a characterful open fireplace, providing a cosy focal point. The dining area enjoys the warmth and atmosphere of a log burner, adding to the home's charm and character. Upstairs, the property offers three bedrooms and a family bathroom, providing comfortable accommodation for families, couples or those working from home. Externally, the home enjoys a generous, sunny rear garden, perfect for relaxing, gardening or outdoor dining. There is also the added benefit of off-road parking to the rear. A small front garden adds to the property's attractive kerb appeal. Combining period charm with practical improvements, this appealing home is ideally located in one of Heathfield's most desirable residential areas and offers excellent access to the town centre, local schools and surrounding countryside.

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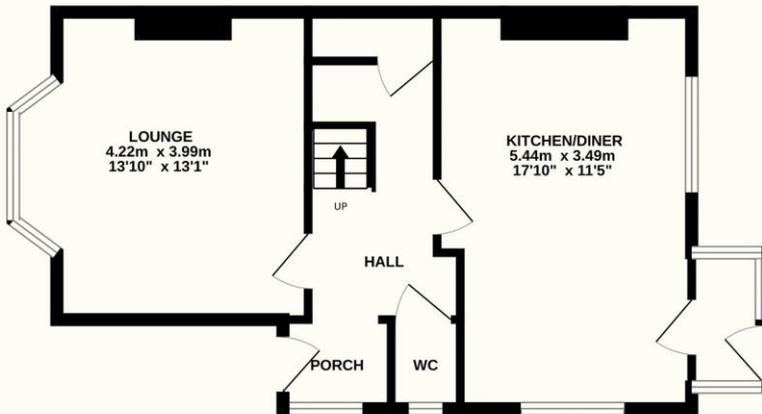
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The Property  
Ombudsman

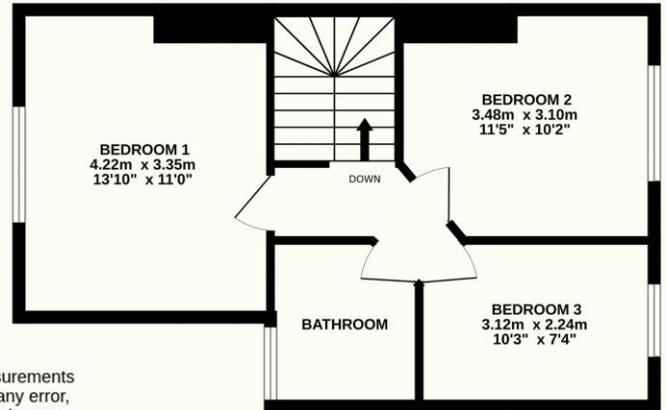
The Property  
Ombudsman  
LETTINGS



GROUND FLOOR  
47.0 sq.m. (506 sq.ft.) approx.



1ST FLOOR  
43.6 sq.m. (469 sq.ft.) approx.



TOTAL FLOOR AREA : 90.5 sq.m. (975 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: D

MAINTENANCE/SERVICE CHARGE: N/A

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