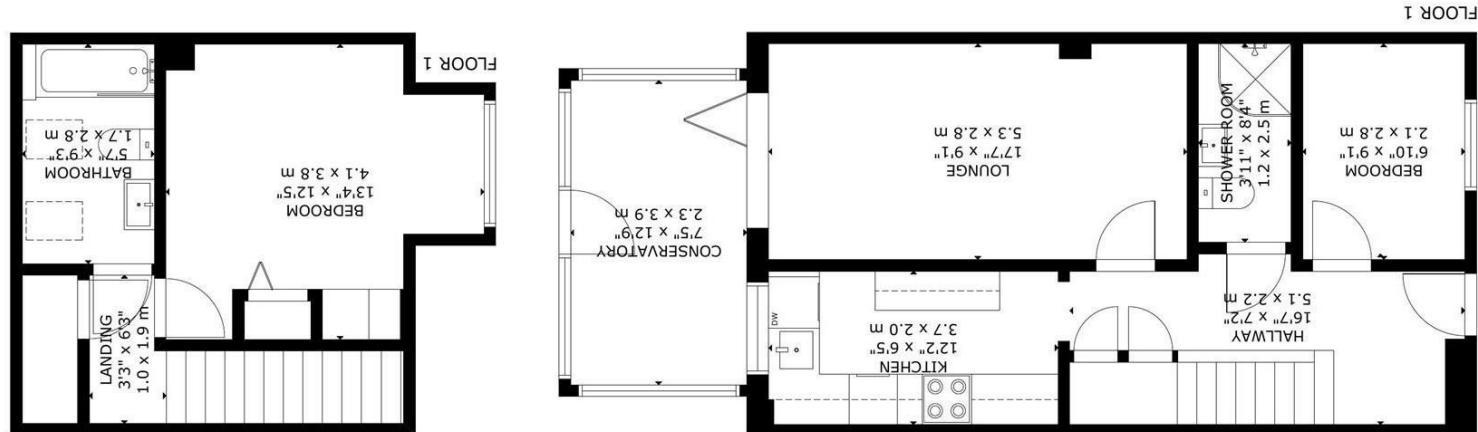
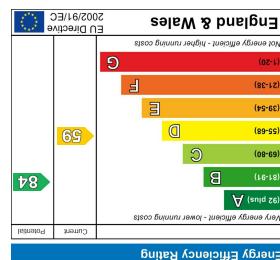


FLOOR 1: 53 m<sup>2</sup>/574 sq ft FLOOR 2: 26 m<sup>2</sup>/275 sq ft  
TOTAL: 79 m<sup>2</sup>/849 sq ft  
GROSS INTERNAL AREA



The Cedars, Hailsham



Freehold

£270,000

2 BEDROOM

2 RECEPTION

2 BATHROOM

0 GARAGE

The Cedars, Hailsham

- Over 55s Development
- Modernised Throughout
- Versatile Layout
- Garden Room
- Direct Access To Cuckoo Trail
- Shower Room and Bathroom
- Onsite Manager
- Community Bus
- Modern Electric Heating

stevens  
and carter

# The Cedars, Hailsham

## DESCRIPTION

Refurbished Throughout | Two Bedrooms | Lounge & Garden Room | Modern Kitchen | Ground Floor Shower Room | First Floor Bedroom with Bathroom | Versatile Ground Floor Second Bedroom/Office | Courtyard Garden with Cuckoo Trail Access | Insulated Garden Room Roof with Roof Light | Over 55s Managed Freehold Development | On-Site Manager |

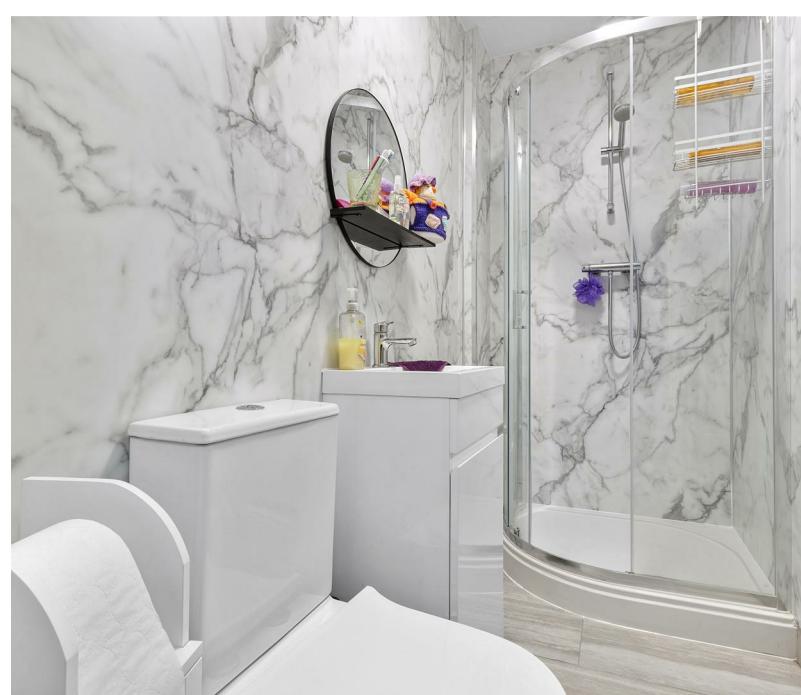
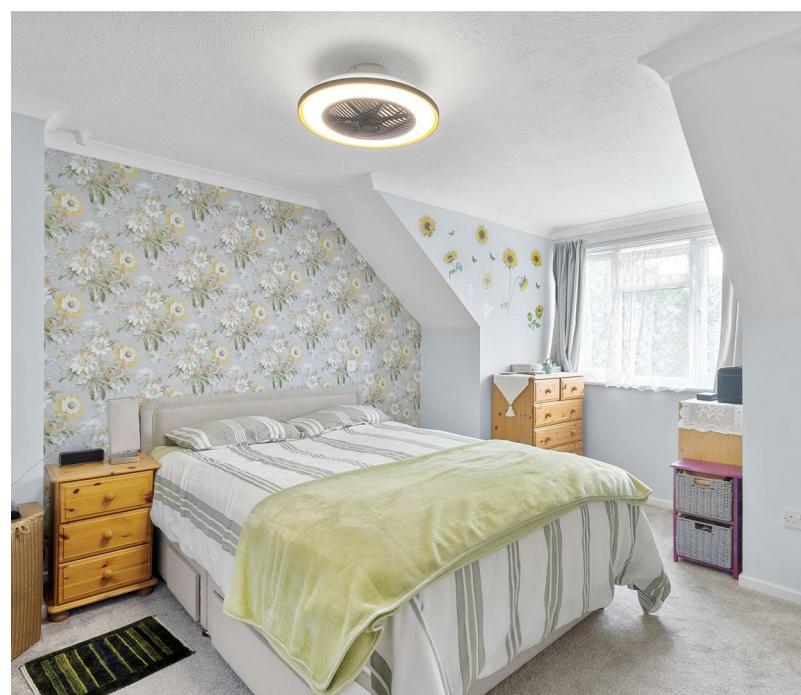
An excellent opportunity to purchase a beautifully refurbished two-bedroom home in The Cedars, a popular managed freehold development designed for residents aged 55 and over. Tucked away in a peaceful position, this property offers modernised accommodation throughout and direct access to the Cuckoo Trail, ideal for those who enjoy outdoor walks or cycling.

Internally, the home features a stylish and contemporary kitchen, a modern ground floor shower room, and a versatile second bedroom or study. The main reception space leads into an impressive garden room with insulated roof, roof light, and French doors opening to a private courtyard-style garden. This garden enjoys a tranquil outlook and provides gated access directly onto the Cuckoo Trail.

Upstairs, the spacious main bedroom benefits from fitted storage and is complemented by a sleek, modern bathroom and useful eaves storage.

The Cedars offers a secure and low-maintenance lifestyle, supported by an on-site manager and a monthly service charge of £218. This covers buildings insurance, external upkeep, window cleaning, and maintenance of communal areas including the front gardens and driveways.

This is a rare opportunity for those seeking a stylish and peaceful home within a welcoming, community-focused setting, early viewing is strongly advised.



## The Cedars, Hailsham

### The Area

The Cedars is a well-regarded retirement development located just on the outskirts of Hailsham town centre, offering a peaceful yet convenient setting for residents aged 55 and over. With direct access to the scenic Cuckoo Trail, a former railway line now transformed into a leafy walking and cycling route. The development enjoys a semi-rural feel while still being within easy reach of everyday amenities.

Hailsham itself is a thriving market town offering a comprehensive range of shops, cafés, restaurants, and essential services. Supermarkets including Asda, Tesco, and Waitrose are all within easy reach, and the town centre is approximately a mile from The Cedars. The local post office, medical centres, and a leisure centre further add to the town's convenience.

Transport connections are excellent, with regular bus services running through Hailsham providing links to Eastbourne, Lewes, Polegate, and Brighton. The nearby mainline station at Polegate (around 3.3 miles away) offers direct rail services to London, Gatwick, and the south coast, ideal for visiting family or exploring further afield.

Life at The Cedars is underpinned by a genuine sense of community. The development is managed by an on-site manager and supported by a 24-hour emergency call system, giving peace of mind to residents. A monthly service charge contributes to the upkeep of the development and includes buildings insurance, window cleaning, maintenance of communal roads and front gardens, and the presence of the on-site manager. Residents also benefit from organised social events

and a welcoming neighbourhood atmosphere.

Surrounded by open countryside and with the South Downs National Park just a short drive away, The Cedars offers the perfect balance of tranquility, convenience, and community, making it a truly desirable place to call home.