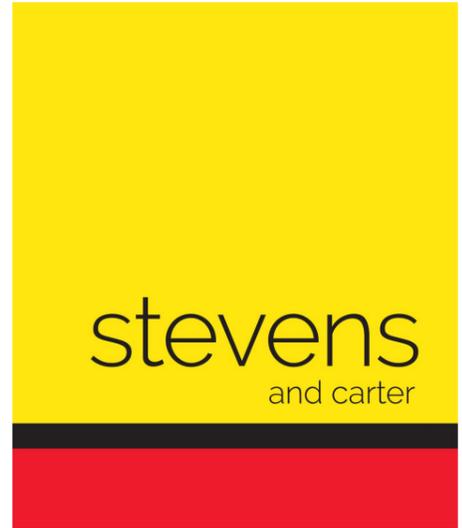


Gournay Road, Hailsham



- Guide Price - £290,000 - £310,000
- Beautifully Presented
- Front Aspect Lounge
- Kitchen-Diner
- Backing Onto Woodland
- Cul-De-Sac
- Easy Access To Amenities
- Ensuite To Main Bedroom
- Tandem Driveway



Freehold

£290,000

Price Guide

3 BEDROOM 2 RECEPTION 2 BATHROOM 0 GARAGE

Gournay Road, Hailsham

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DESCRIPTION

£290,000 - £310,000 Guide Price | Three Bedrooms | Semi Detached House | Ensuite to Main Bedroom | Front Aspect Lounge | Kitchen Diner with Patio Doors | Landscaped Rear Garden with Patio and Artificial Lawn | Downstairs WC | Tandem Driveway for Two Vehicles | Approx 12 Years Old | Gas Central Heating | Backing onto Woodland | Vendor Suited

Tucked away in a well connected part of Hailsham, this three bedroom semi detached home is presented in beautiful order throughout and would make an ideal first step on the ladder or a smart move for a growing family.

The property is arranged with a welcoming entrance hall, a comfortable front facing lounge, and a stylish kitchen diner at the rear with patio doors opening directly into the recently landscaped garden. Designed with low maintenance living in mind, the garden combines a patio entertaining space, an artificial lawn, and outside electrics, all backing onto woodland for an added sense of privacy.

Practical touches include a downstairs WC, gas central heating, and a tandem driveway providing parking for two vehicles. Upstairs, the first floor landing leads to three bedrooms, the main of which has its own ensuite shower room, alongside a modern family bathroom.

Built around 12 years ago, the home blends contemporary finishes with a convenient location, close to the town centre, schools, and A road access for easy commuting.

This is a home that balances comfort with practicality, perfect for buyers in search of a well kept, move in ready property that offers both style and convenience.



Gournay Road, Hailsham

The Area

Gournay Road forms part of a well established modern development on the northern side of Hailsham, offering a pleasant residential setting with a strong sense of community. The location is particularly popular with families and first time buyers thanks to its combination of good local amenities, nearby schools, and green spaces.

For day-to-day needs, Hailsham town centre is just a short distance away, providing a choice of supermarkets, independent shops, cafés, and restaurants, along with leisure facilities including the leisure centre, cinema, and gym. Local schools such as Grovelands, Hellingly, and Hawkes Farm primaries, as well as Hailsham Community College, are all easily accessible, making the area well suited to family living.

The surroundings also lend themselves to outdoor recreation. The Cuckoo Trail, a 14-mile former railway line now used for walking, cycling, and running, can be easily joined from the area and stretches all the way to Eastbourne. Nearby Hailsham Country Park offers lakeside walks, wildlife, and open green spaces, perfect for weekends outdoors.

Travel connections are excellent, with the A22 providing quick access towards Eastbourne, Uckfield, Tunbridge Wells, and the wider road network. Regular bus services link Hailsham with Eastbourne, while Polegate railway station is a short drive away for direct trains to London and coastal destinations.

Gournay Road itself is made up of well kept, modern homes with off street parking, and benefits

from a family-friendly environment while still being within easy reach of the town's facilities and commuter routes.