

Uckfield 01825 703000
Crowborough 01892 489000
Heathfield 01435 511800

Peter Oliver



Blackbird Drive, Hellingly, BN27 1FY

- ▼ Driveway
- ▼ Generous Rear Garden
- ▼ 3 Bedroom Semi-Detached
- ▼ En-Suite & WC
- ▼ Lounge/Diner
- ▼ Bright Kitchen



EPC RATING

Current:

85 | B

Potential:

96 | A

£350,000



Blackbird Drive, Hailsham, BN27 1FY

This well-presented semi-detached home offers spacious and practical living, ideal for modern family life. Benefitting from the remainder of an NHBC guarantee, the property provides peace of mind alongside contemporary accommodation throughout. Upon entering, you are welcomed by a particularly spacious hallway, setting the tone for the rest of the home. The ground floor features a generous lounge/diner, perfect for both relaxing and entertaining, with French doors opening onto the rear garden, allowing for plenty of natural light and a seamless connection to outdoor space. The kitchen is well-proportioned and functional, complemented by a convenient utility/WC. Upstairs, the property offers a principal bedroom with en-suite facilities, a good sized second bedroom which is a comfortable double, and a third well-proportioned single room. A modern family bathroom completes the first floor. Externally, the home enjoys a generous rear garden, ideal for outdoor dining, family activities, or further landscaping potential. To the side of the property, there is a driveway providing off-road parking. This home is also located nearby to the ever-popular Cuckoo Trail, ideal for walking or cycling through nature. Overall, this is a fantastic opportunity to acquire a spacious, well-laid-out home in a desirable setting, perfect for families or first-time buyers alike.

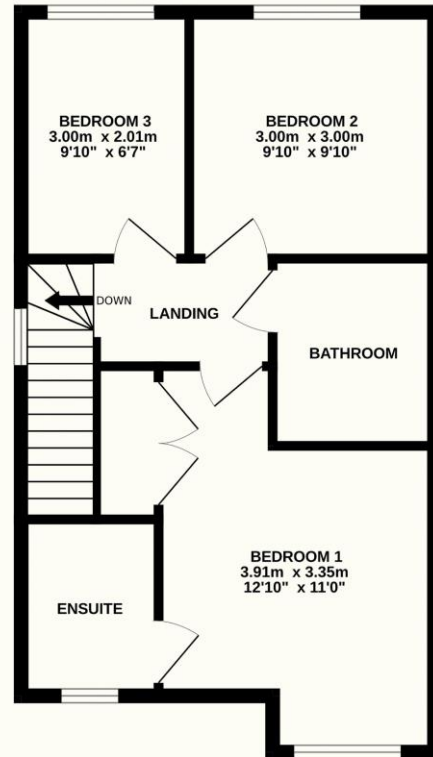
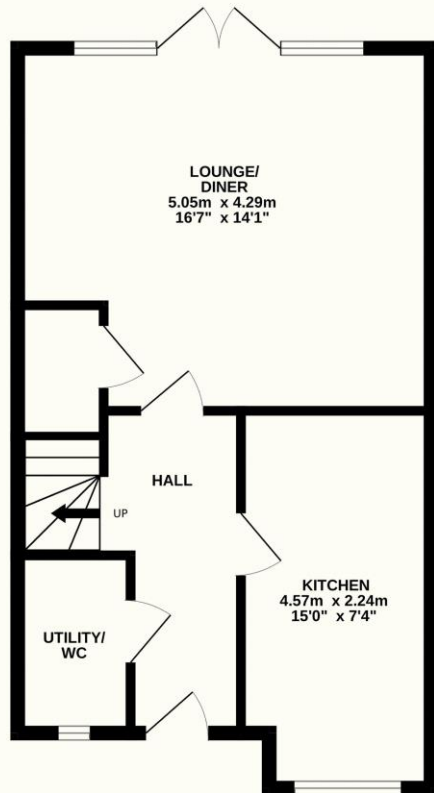
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The Property
Ombudsman

The Property
Ombudsman
LETTINGS





TOTAL FLOOR AREA : 87.4 sq.m. (940 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: £300pa

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