

**RUSH
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12D Bradley Drive, Hailsham, BN27 4DF
Offers In Excess Of £190,000 Leasehold

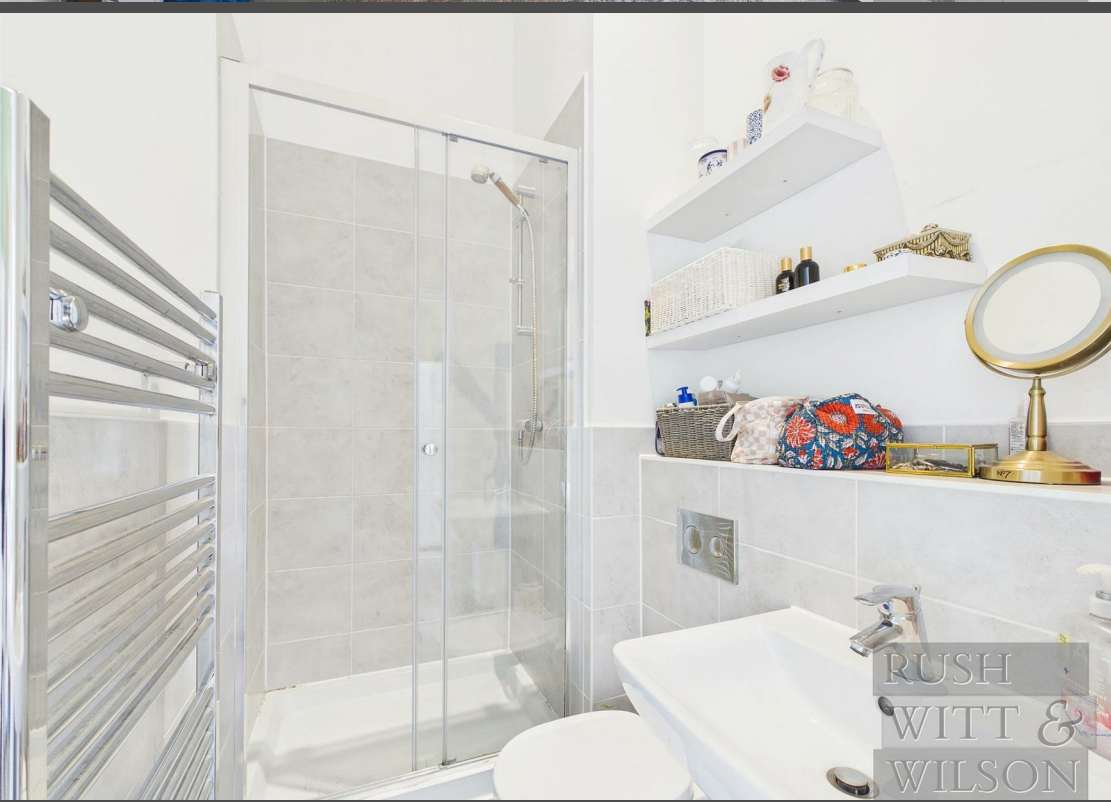
Georgian Charm, Modern Living - Hellingly

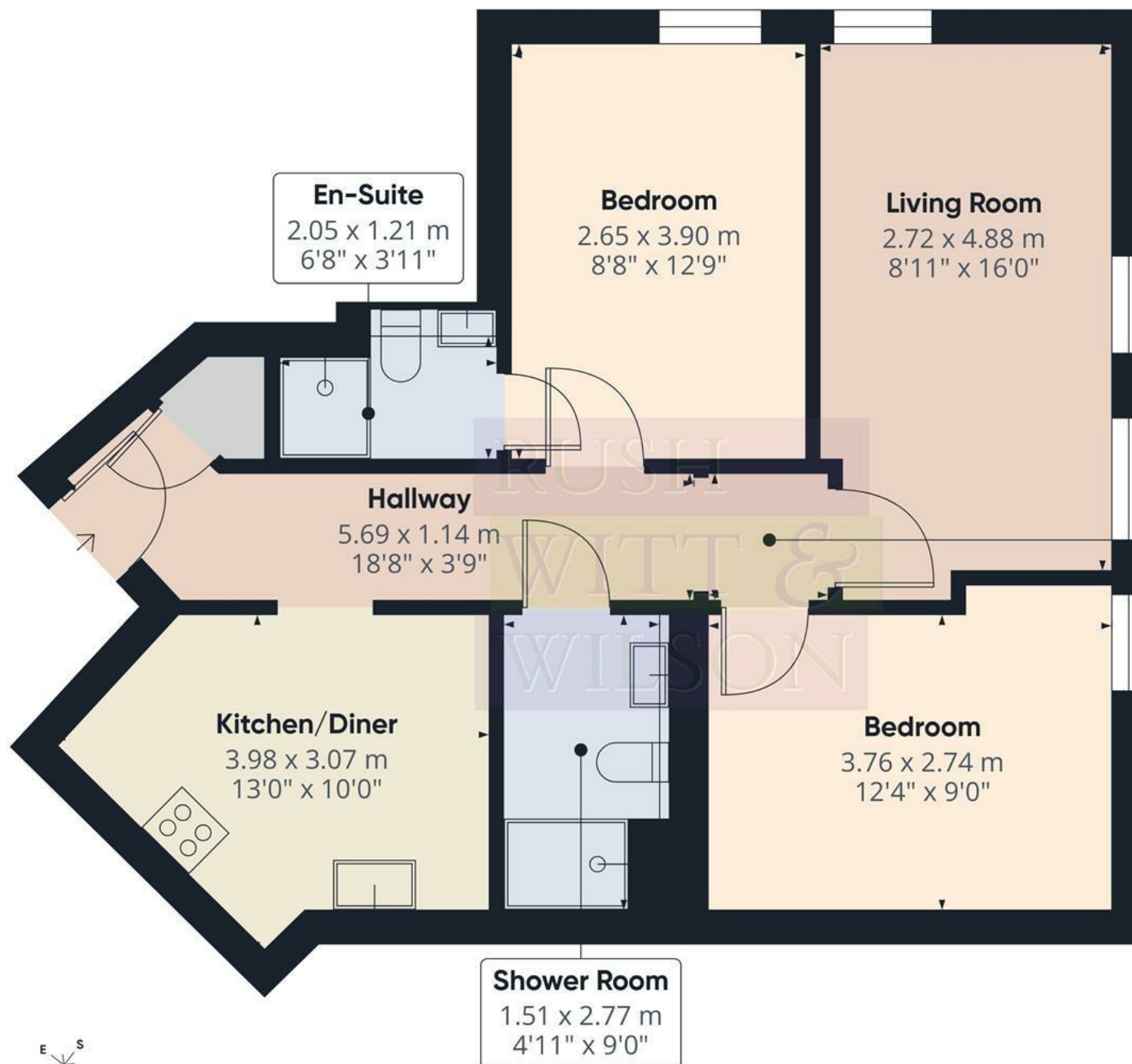
Imagine coming home to a mansion-style apartment with real Georgian character, tucked away in the popular village of Hellingly. This turn-key two-bedroom home on Bradley Drive is ready and waiting for its next chapter, whether you're stepping onto the property ladder, adding to a portfolio, or looking to downsize without compromise. Inside, the dual-aspect living room is where the light pours in from two directions, giving a bright and welcoming feel from the moment you walk through the door. The modern kitchen/diner offers plenty of storage and workspace, making it as practical as it is pleasant, ideal for everything from quick breakfasts to relaxed evening meals, two well-proportioned double bedrooms, including a main bedroom with its own en-suite for extra privacy, alongside a stylish family shower room finished to a good standard throughout. Double glazing and gas central heating keep things comfortable year-round, and with a long lease and allocated parking included, this is a genuine turn-key opportunity with nothing left to do but move in. Step outside and the setting really comes into its own. Roebuck Park offers scenic country walks right on your doorstep, perfect for morning strolls or unwinding after a long day, while the wider Hellingly setting keeps you close to local schools, transport links, and everyday essentials. Hailsham town centre and its surrounding villages are just a short hop away, giving you the best of peaceful village life with convenient access to amenities.

Low-maintenance, beautifully presented, and in a genuinely sought-after position, this is a home that ticks every box. Early viewing is highly recommended - a 3D virtual tour is also available for those keen to explore before stepping through the door.









Approximate total area⁽¹⁾

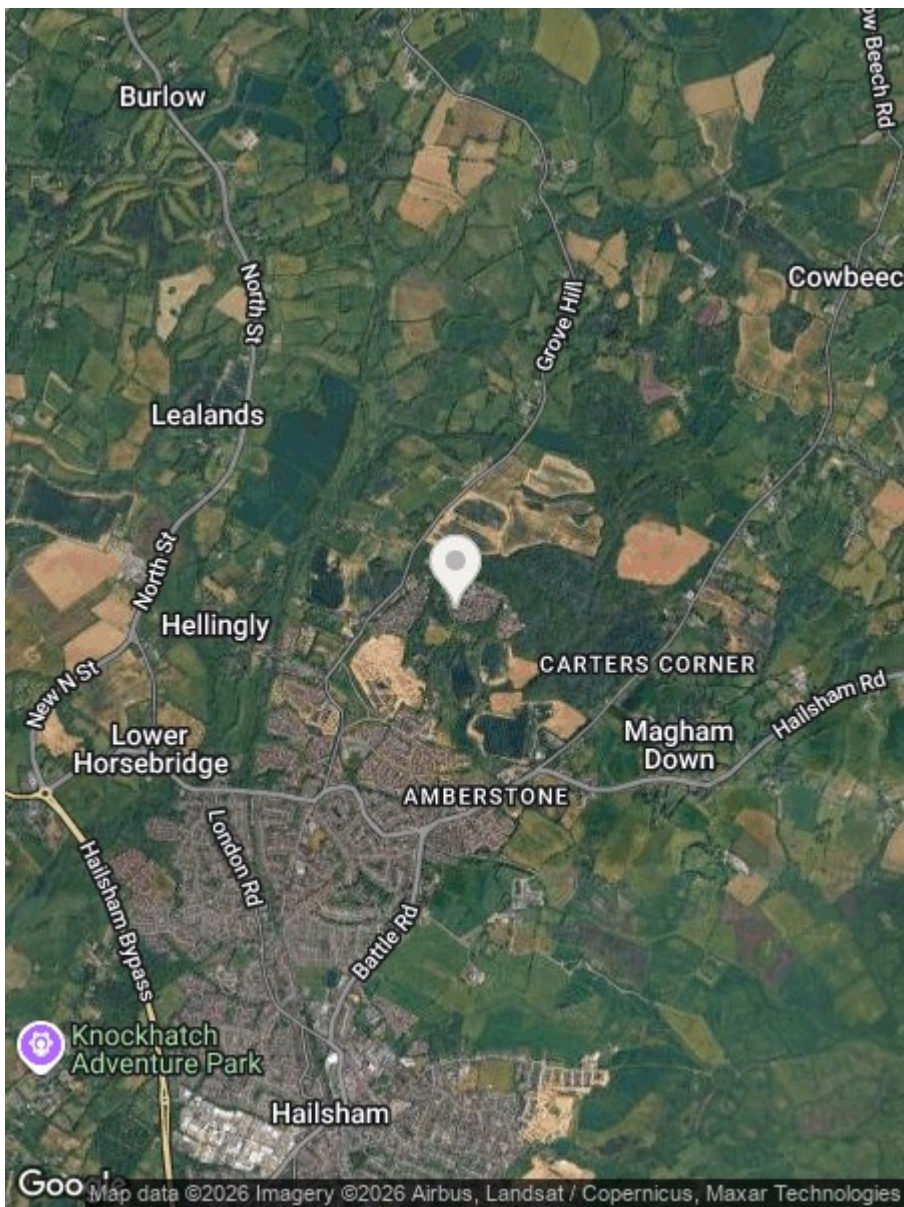
60 m²
646 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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