

**RUSH
WITT &
WILSON**



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

Georgian Charm, Modern Living - Hellingly

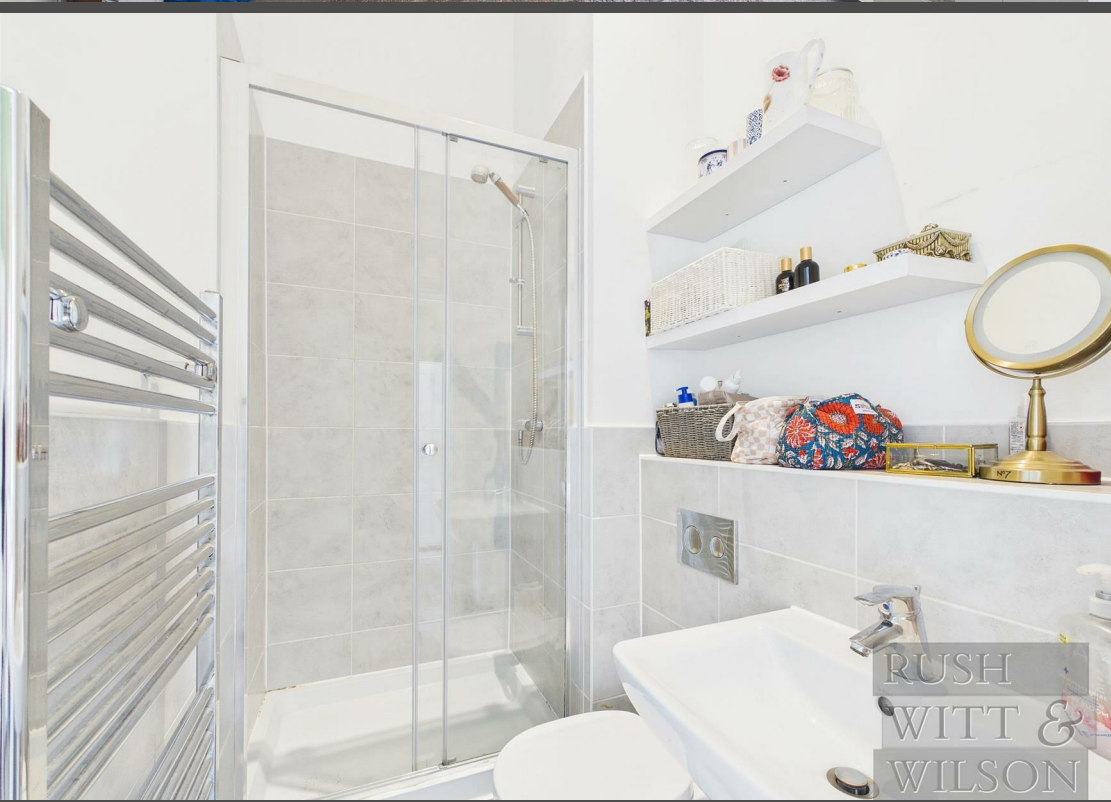
Imagine coming home to a mansion-style apartment with real Georgian character, tucked away in the popular village of Hellingly. This turn-key two-bedroom home on Bradley Drive is ready and waiting for its next chapter, whether you're stepping onto the property ladder, adding to a portfolio, or looking 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.

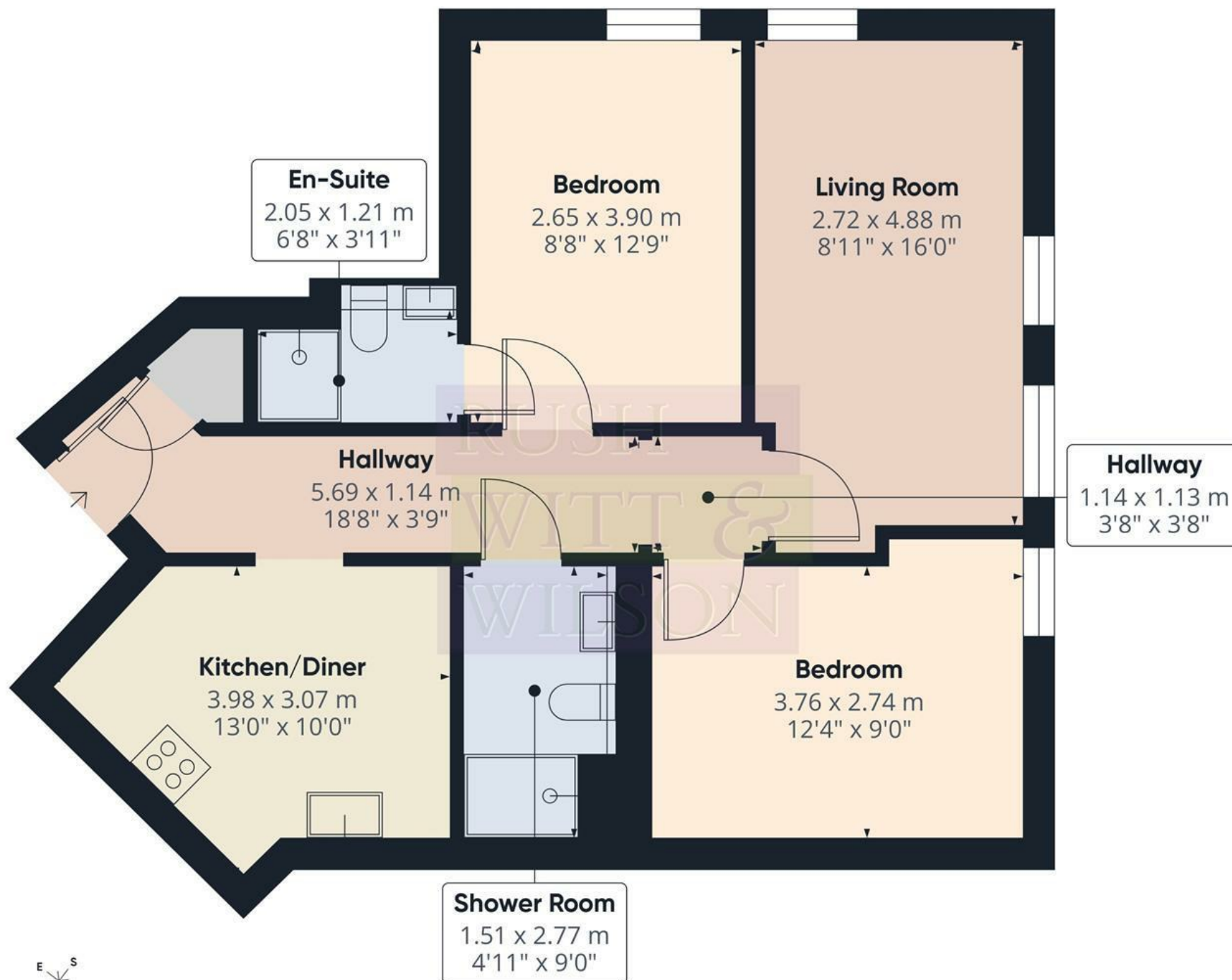
Low-maintenance, beautifully presented, and in a genuinely sought-after position, this is a home that ticks every box. Early viewing is highly recommended - a 3D virtual tour is also available for those keen to explore before stepping through the door.



RUSH
WITT &
WILSON



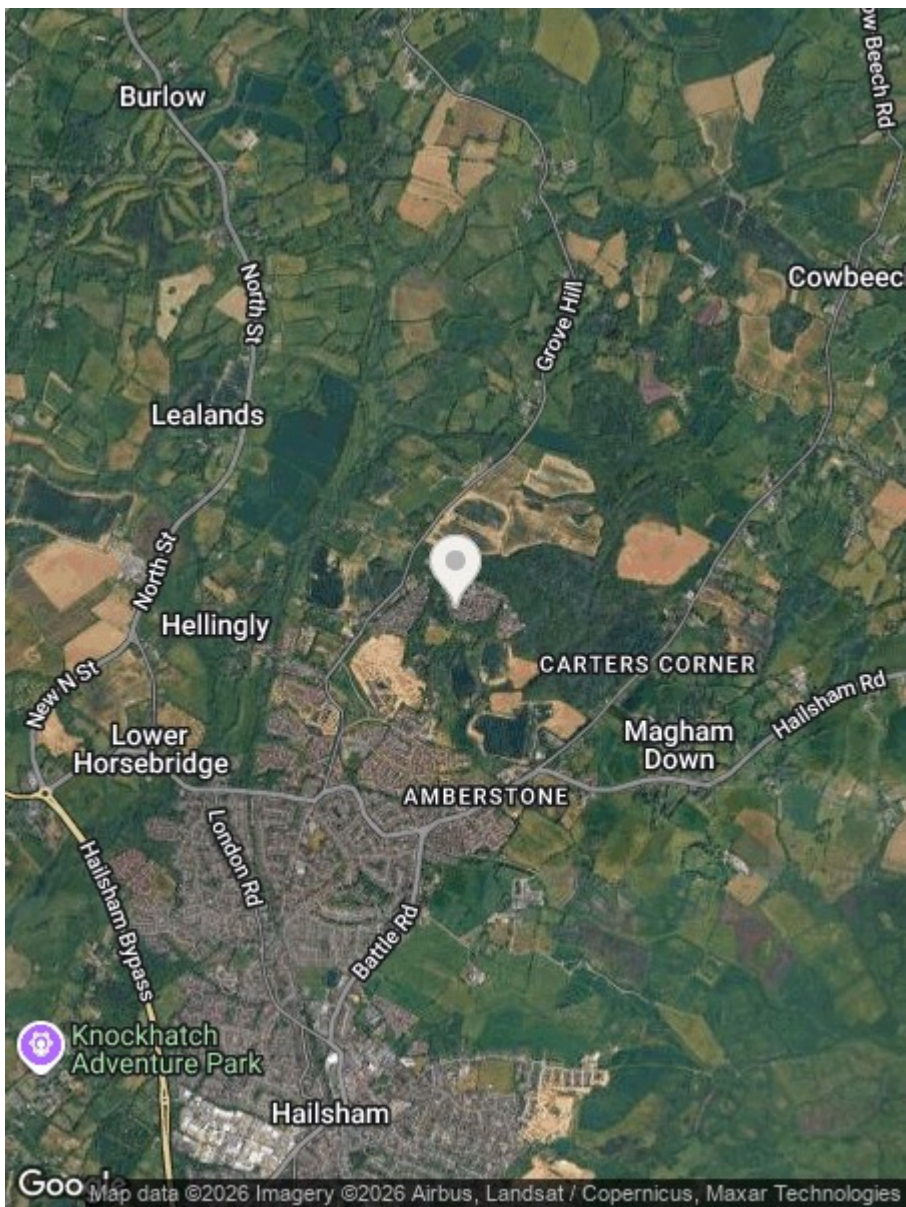




(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**88 High Street
Battle
TN33 0AQ
Tel: 01424 774440
battle@rushwittwilson.co.uk
www.rushwittwilson.co.uk**