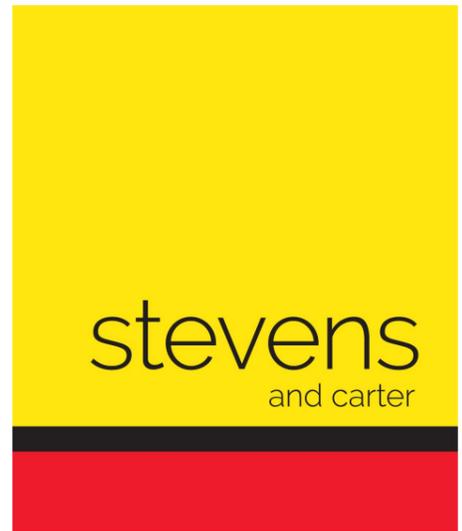


England & Wales	
Energy Efficiency Rating	2022/19 EPC
A	(82-91%)
B	(69-81%)
C	(55-68%)
D	(39-54%)
E	(29-38%)
F	(13-28%)
G	(1-12%)

Not energy efficient - higher running costs

Very energy efficient - lower running costs

Carpenters Way, Hailsham



- 3D Virtual Tour
- Over 1000 SQFT
- End of Cul-De-Sac
- Driveway Parking
- Kitchen-Diner
- Walkable To Amenities
- Gas Central Heating
- Ensuite To Bedroom
- Low Maintenance Garden



Freehold

£325,000

Offers In Excess Of

3 BEDROOM

2 RECEPTION

2 BATHROOM

0 GARAGE

Carpenters Way, Hailsham

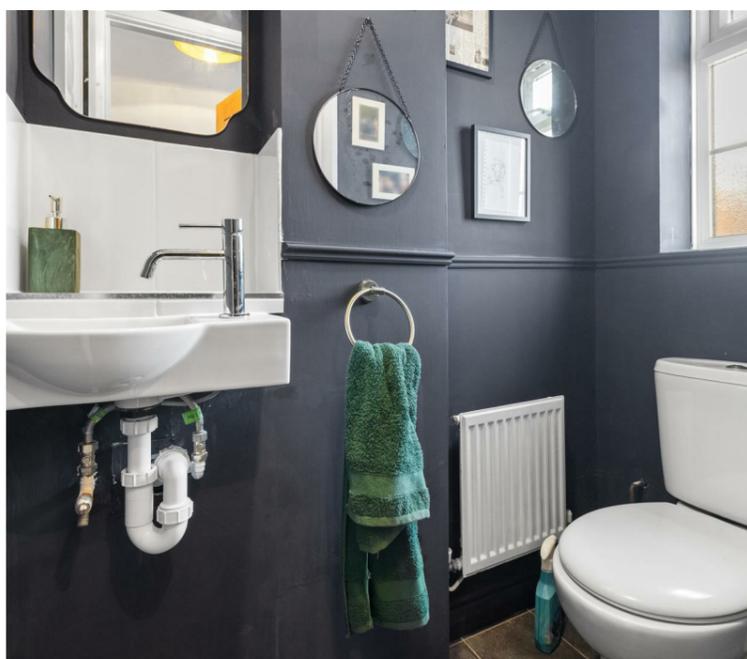
Carpenters Way, Hailsham

DESCRIPTION

Tucked away at the end of a quiet cul-de-sac on Carpenters Way, Hailsham, this three bedroom link-detached house is presented in good order throughout. The ground floor opens into an entrance hall, also serving as a practical utility space, leading to a reception room currently arranged as a bar, ideal for entertaining. A full width kitchen-dining room spans the rear of the home, with patio doors seamlessly connecting the indoor space to the country style garden. The front aspect lounge features a cozy log burner, perfect for relaxing evenings, and a convenient WC completes the layout.

Upstairs, the main bedroom enjoys its own shower and basin, while two further bedrooms are served by the family bathroom. There is gas central heating and uPVC double glazing, and off road parking accommodates three large vehicles or four smaller cars. The garden offers a peaceful, private retreat with a charming country feel.

Carpenters Way is a popular road in Hailsham, well placed for families with nearby primary schools, Hailsham Community College, and the nearby Abbots Wood, providing a lovely natural space for walks, cycling, and family outings. Commuters will appreciate easy access to Eastbourne, Lewes, and the wider South East. The area is safe, well connected, and has reliable broadband, perfect for working from home or keeping the family online. Hailsham town centre is just a short drive away, with shops, cafés, and everyday amenities close at hand, while the surrounding East Sussex countryside offers plenty of space for weekend walks, cycling, and outdoor activities.



Carpenters Way, Hailsham

The Area

Carpenters Way sits within a peaceful and established part of Hailsham, popular with families and professionals alike. The area is well connected, with regular bus services linking Hailsham to Eastbourne, Polegate, and Uckfield, as well as further routes towards Brighton and Tunbridge Wells. Polegate railway station is around a ten minute drive away, providing direct trains to Eastbourne, Lewes, and London Victoria, making it an excellent location for commuters.

Local schools are well regarded, with Grovelands Community Primary School and Hailsham Community College both within easy reach, alongside several nurseries. The town also offers a good selection of secondary education and sixth form choices.

Hailsham town centre is less than a five minute drive and provides a wide range of everyday amenities including supermarkets, cafés, restaurants, banks, and independent shops. The Quintins and Vicarage Field shopping areas cater for most daily needs, while larger retail parks and supermarkets such as Asda and Tesco are close by. Leisure facilities include the Freedom Leisure Centre, local parks, and nearby countryside walks across the Cuckoo Trail – a 14 mile scenic route stretching from Heathfield to Eastbourne.

Hailsham is ideally positioned for exploring East Sussex, with Eastbourne around eight miles to the south offering beaches, theatres, and the South Downs National Park. Lewes, Battle, and Brighton are also within easy driving distance, providing further shopping, cultural attractions, and dining options. The area retains a strong sense of

community, combining the charm of a traditional market town with modern conveniences and excellent travel connections.