



GROSS INTERNAL AREA  
TOTAL: 97 m<sup>2</sup>/1,047 sq.ft  
FLOOR 1: 49 m<sup>2</sup>/532 sq.ft FLOOR 2: 48 m<sup>2</sup>/515 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## Goldfinch - SC

Goldfinch Lane, Hailsham



Freehold

£385,000

- Nearly New Home
- Kitchen-Diner
- South-Westerly Aspect Walled Garden
- Spacious Entrance Hall
- Downstairs WC
- Ensuite To Main Bedroom
- Driveway To Garage
- Remainder Of Warranty
- Close To Green Spaces

3 BEDROOM 1 RECEPTION 2 BATHROOM 1 GARAGE

Goldfinch Lane, Hailsham



Goldfinch Lane, Hailsham

DESCRIPTION

Occupying a desirable corner plot, this beautifully presented three-bedroom detached house offers an ideal blend of contemporary style and practical living. Situated close to immediate access onto the Cuckoo Trail, it's perfect for walks, cycling, and enjoying the local countryside.

Internally, the property is thoughtfully arranged and welcoming. A spacious and bright entrance hall sets the tone, leading to a modern kitchen-diner complete with a charming bay window, providing a light and airy space for family meals and entertaining. The rear-aspect lounge is a standout feature, featuring a media wall and patio doors that open onto a sunny, walled garden, ideal for outdoor relaxation and gatherings. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite bathroom. A family bathroom serves the remaining bedrooms.

Externally, the property offers a tandem driveway leading to a garage, providing ample parking and storage. With the remainder of the warranty in place and all modern conveniences expected from a new home, this property is ready to move into and enjoy.

Goldfinch Lane represents a rare opportunity to acquire a modern, versatile home in a sought-after location, perfectly suited to families, professionals, or anyone seeking easy access to both amenities and the beautiful East Sussex countryside.



Goldfinch Lane, Hailsham

**Hellingly - The Area**  
Hellingly is a highly regarded village on the northern edge of Hailsham, known for its blend of modern developments, open green spaces and easy access to countryside walks including the popular Cuckoo Trail. The village offers a peaceful setting whilst remaining well connected to nearby towns and amenities. For day-to-day needs, residents are within easy reach of Hailsham town centre, which provides a wide selection of supermarkets, independent shops, cafés and essential services. The area also benefits from nearby parks, children's play areas and a network of footpaths and cycle routes that are ideal for both leisure and commuting.

There are regular bus services running through Hellingly with routes to Hailsham, Eastbourne, Uckfield and Tunbridge Wells, offering convenient access to local shopping, schooling and onward rail connections. Polegate train station is approximately a 10-15 minute drive away and provides direct services to London Victoria, Brighton and Eastbourne, making the location suitable for commuters as well as families.

Hellingly is well placed for a number of schools. Hellingly Primary School is close by, and secondary education is available within Hailsham at Hailsham Community College. Several additional primary and secondary schools in the surrounding villages and towns are also easily accessible by car or bus.

Local facilities include nearby medical practices and dental surgeries within Hailsham, sports and leisure options such as Hailsham Leisure Centre and local cricket and football clubs, and a choice of supermarkets including Waitrose, Tesco and Asda.

The surrounding countryside offers scenic walks towards Horsebridge, Arlington and the wider Sussex Weald. Hellingly remains a sought-after area, providing a calm, semi-rural feel with the convenience of modern living close by.