


- Kitchen Breakfast Room
- Two Additional Reception Rooms
- Bespoke Kitchen
- Immaculate Presentation
- Nearby Local Green Spaces
- Four Generous Bedrooms
- Ensuite To Main Bedroom
- Modern Family Shower Room



Freehold  
**£465,000**

 4 BEDROOM

 2 RECEPTION

 2 BATHROOM

 1 GARAGE

Hedley Way, Hailsham



# Hedley Way, Hailsham

## DESCRIPTION

This impressive and beautifully maintained detached family home is located in the highly regarded Hedley Way development in Hailsham and offers spacious and versatile accommodation arranged over two floors. Built by Taylor Wimpey approximately 12 years ago the property has been meticulously cared for and upgraded by the current owners creating a home that is both practical and turn key.

The L shaped layout provides a fantastic sense of space throughout with a welcoming entrance hallway leading to a generous lounge and a separate dining room ideal for entertaining. The real heart of the home is the bespoke solid oak kitchen which is finished with solid worktops and incorporates a breakfast bar making it perfect for both everyday family life and social occasions. The kitchen enjoys excellent natural light and opens nicely onto the garden.

Upstairs the property continues to impress with four bedrooms including a main bedroom with en suite shower room and dressing area. A newly fitted shower room serves the remaining bedrooms and is finished to a high standard. All rooms are presented in immaculate condition allowing a buyer to move straight in without the need for any work.

Outside the rear garden has been thoughtfully planted and designed to offer pleasant seating areas ideal spaces for relaxing and entertaining. To the front there is driveway parking leading to a garage.

Hedley Way is favoured for its proximity to open green spaces while remaining conveniently positioned for Hailsham town centre schools and amenities making this an excellent choice for families looking for space, quality and location.





## Hedley Way, Hailsham

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### The Area

Hailsham is a popular and thriving market town that offers an excellent balance of community spirit, convenience and countryside surroundings. The town provides a wide variety of independent shops, supermarkets, cafes and eateries together with regular markets and local events that help create a welcoming atmosphere.

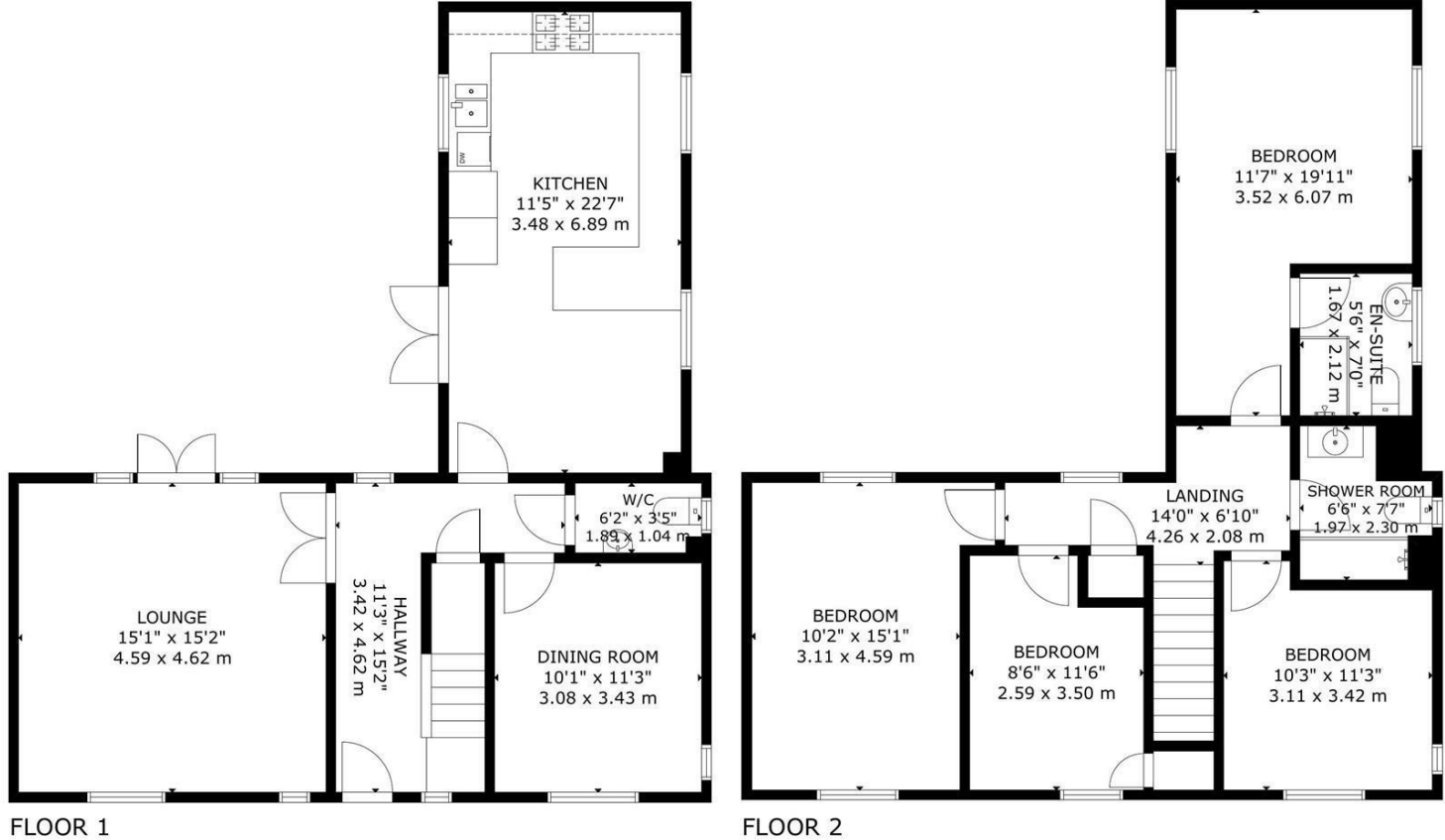
There are several well regarded primary and secondary schools within easy reach, along with leisure facilities that include parks, sports centres and scenic walking routes. The nearby Cuckoo Trail provides miles of safe cycling and walking through beautiful Sussex countryside.

Transport links are very good, with regular bus services to Eastbourne, Polegate and surrounding towns. Mainline rail connections are available at Polegate for services to Brighton, London and beyond, while the A22 and other road networks allow straightforward travel across the region.

Healthcare facilities, doctors surgeries, pharmacies and dental practices are all close at hand. There is also a good choice of community groups, clubs and activities for all ages, helping to make Hailsham an appealing place to live for families, commuters and those seeking a quieter pace of life.



# Hedley Way, Hailsham



GROSS INTERNAL AREA  
 TOTAL: 144 m<sup>2</sup>/1,541 sq ft  
 FLOOR 1: 72 m<sup>2</sup>/770 sq ft, FLOOR 2: 72 m<sup>2</sup>/771 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(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	



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