



87 South Road, Hailsham, East Sussex BN27 3JT



Step inside and be surprised—this deceptively spacious end-of-terrace family home delivers far more than meets the eye, with generous accommodation, a stunning 90ft rear garden, and room to grow. Offering a welcoming lounge, a separate dining room (currently used as a fifth bedroom), and a bright solid roof conservatory that flows seamlessly onto the garden, the ground floor layout is both versatile and ideal for family life. Upstairs, four bedrooms are arranged across two levels, providing flexibility for larger households or visiting guests. Outside, the rear garden is a true haven—stretching over 90 feet and featuring multiple sheds, a greenhouse, raised vegetable beds for keen gardeners, a timber-built Wendy house, and a dedicated children's play area with climbing apparatus. At the front, the expansive driveway comfortably accommodates several vehicles, with the current owners parking a large berth caravan with ease.

- ENTRANCE
- LIVING ROOM
- DINING ROOM / 5TH BEDROOM
- KITCHEN
- CONSERVATORY/DINING AREA
- WC
- UTILITY

FIRST FLOOR

- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM

SECOND FLOOR

- BEDROOM 4

AGENTS NOTES

## Description

AP Estate Agents are proud to present this deceptively spacious family home, located on the edge of Hailsham and just moments from everyday conveniences. With versatile accommodation that includes a generous lounge, dining room (currently used as a fifth bedroom), and a bright solid-roof conservatory complete with WC and utility area, this property offers superb flexibility. Upstairs are four bedrooms arranged over two floors. Outside, a large rear garden features various outbuildings, while the front driveway provides ample parking—including space for a large berth caravan.

### INSIDE THE PROPERTY

Upon entering the property, you're greeted by a welcoming porch—ideal for hanging coats and storing shoes—before stepping into a central lobby that leads into a generously proportioned living room. This inviting space comfortably accommodates a three-piece suite and centres around a charming brick-built fireplace with inset log burner, creating a cosy focal point. Double doors open into a superb conservatory, which benefits from a solid roof replacement to provide year-round usability. With ample room for a dining table, a convenient downstairs WC, and a separate utility area for laundry appliances, this room also enjoys lovely garden views—making it an ideal setting for both relaxation and entertaining. Flowing from here, the kitchen is smartly arranged with pale grey wall and base units, space for undercounter appliances, and a range-style cooker with hob and extractor above. A cleverly concealed understairs cupboard provides a useful recess for the fridge freezer and additional storage. Completing the ground floor layout is a versatile dining room positioned to the front of the property, currently used as a fifth bedroom—adding flexibility for larger households or multi-functional living.

### UPSTAIRS

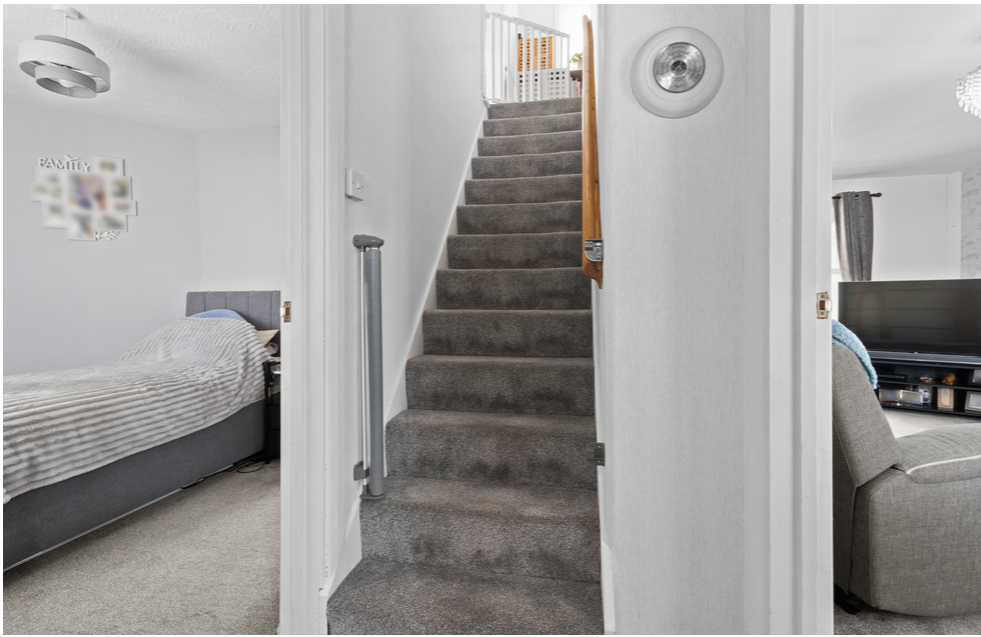
Stairs rise to a thoughtfully reconfigured first-floor landing, which now includes a practical airing cupboard housing the boiler and provides access to all rooms, along with stairs to the converted loft. The principal bedroom enjoys a front-facing aspect and comfortably accommodates a double bed with additional furniture. Directly opposite, the fully tiled family bathroom offers both a deep panelled bath with hand-held shower attachment and a separate corner shower cubicle—alongside a stylish countertop basin, WC, and generous integrated storage. Bedroom Two, located to the rear, enjoys garden views and is currently laid out as a single room with space for wardrobes and drawers, but could easily accommodate a double bed. Bedroom Three is positioned at the front and offers excellent space for a single layout with freestanding furniture. From the landing, stairs lead to a superb fourth bedroom formed from a loft extension. With sloped ceilings adding character, this generous room features a rear-facing dormer window offering elevated rooftop views. Cleverly divided around the staircase, the layout includes space for a bed and wardrobes on one side, and a comfortable sitting or guest area on the other—ideal for a teenager's retreat, home office, or a private guest suite.

### OUTSIDE

The property is set back from the road and approached via a generously sized driveway, offering ample parking for multiple vehicles. The current owners comfortably house a large berth caravan to one side, with space remaining for several additional cars—ideal for families or visitors. A side gate provides easy access to the rear garden, ensuring practicality and convenience. Stretching to over 90 feet in length, the rear garden is a true asset to the home—securely fenced for children and pets, and thoughtfully landscaped to cater to both play and relaxation. Designed with young families in mind, the current vendors have installed an impressive adventure play apparatus, complete with swing and tree house set on a safe mulch surface, all of which will remain. An adjoining timber playhouse has been cleverly adapted to connect with a metal dog kennel, creating a unique and enclosed space for family pets. Closest to the house, a substantial timber shed is equipped with power and lighting, offering excellent storage or hobby space. Behind this lies a dedicated growing area, enclosed and thoughtfully laid out with a greenhouse and raised sleeper beds—perfect for keen gardeners.







Continued.

A rendered BBQ with chimney and built-in preparation surface adds a practical and sociable touch to outdoor entertaining. The main garden area is laid to lawn, bordered by well-kept planting and complemented by a wide patio that runs along the rear of the house. Enjoying a sunny, south-facing aspect, this outdoor space is ideal for relaxing, dining al fresco, or watching children play in a safe and private setting.

#### LOCATION

Positioned on South Road in Hailsham (BN27 3JT), this property enjoys a convenient and well-connected location within East Sussex, balancing non-estate charm with everyday accessibility. Just a short stroll from local shops, supermarkets such as Tesco, Waitrose, Asda and Iceland are all within easy reach, alongside independent retailers, cafés and eateries in the town centre. Hailsham also benefits from a leisure centre offering swimming, bowling and fitness facilities, as well as regular markets and community events throughout the year. Medical services are well catered for, with Hailsham Medical Centre and Seaforth Farm Surgery both nearby, in addition to dental clinics, opticians and veterinary practices serving the local area. A range of respected schools can be found within close proximity, including Burfield Academy, Grovelands Primary, White House Academy and Hailsham Community College, while several nurseries and independent options are available nearby. Transport connections are excellent, with mainline railway services to London accessible from Polegate (approx. 4 miles), Berwick (approx. 5 miles), Buxted and Stonegate. The property is also conveniently placed for reaching coastal and regional centres, with Eastbourne around 9 miles away, Hastings 18 miles, Brighton 24 miles, Royal Tunbridge Wells 15 miles and Gatwick Airport approximately 32 miles. For those who enjoy outdoor pursuits, the nearby Cuckoo Trail—a scenic route spanning from Polegate to Heathfield—offers miles of walking, cycling and equestrian enjoyment right on your doorstep

#### ADDITIONAL INFORMATION

The neighboring property has a right of way across the rear garden and out to the road due to it being an end of terrace, this is quite typical.

DIRECTION: <https://w3w.co/nooks.reverted.sprouts>

**Local Authority:** Wealden

**Services (not checked or tested):** Mains Electric, Gas, Water and Drainage

**Tenure:** Freehold

**EPC:** EPC Rating D

**Council Tax Band:** B

Offers in Region of £360,000

Viewings

By Appointment Only

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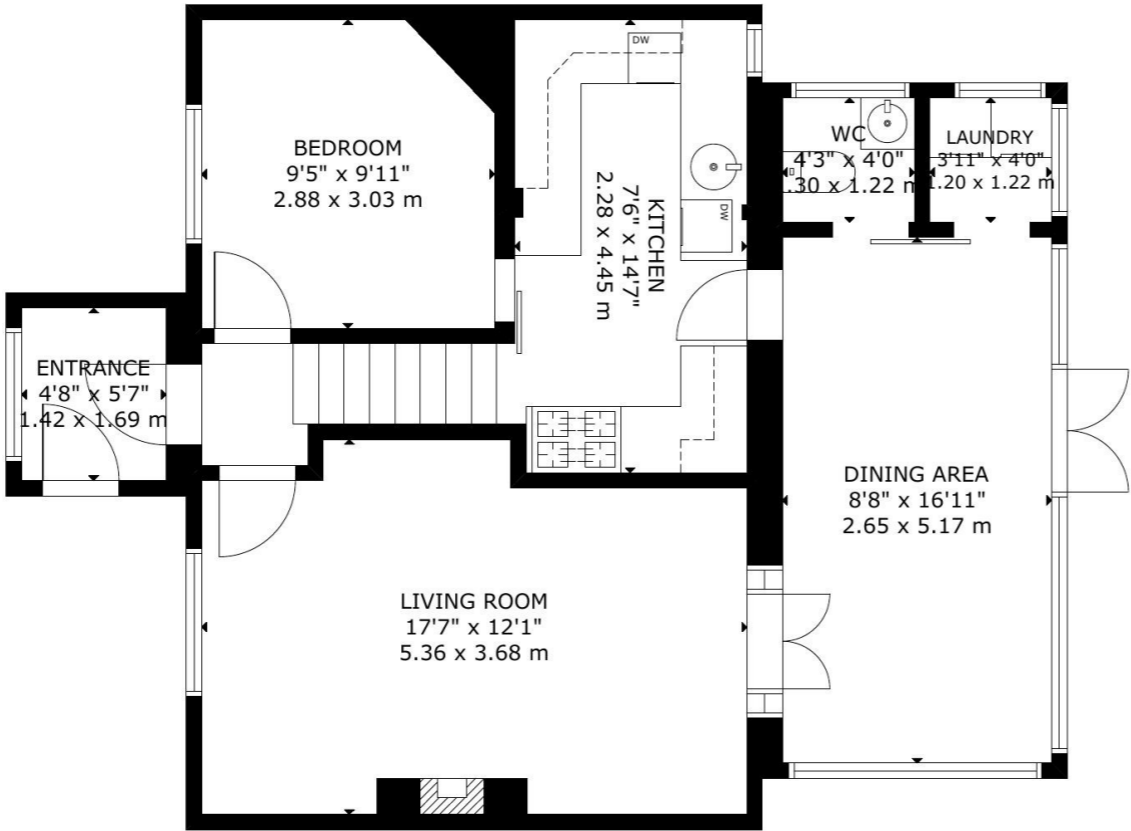
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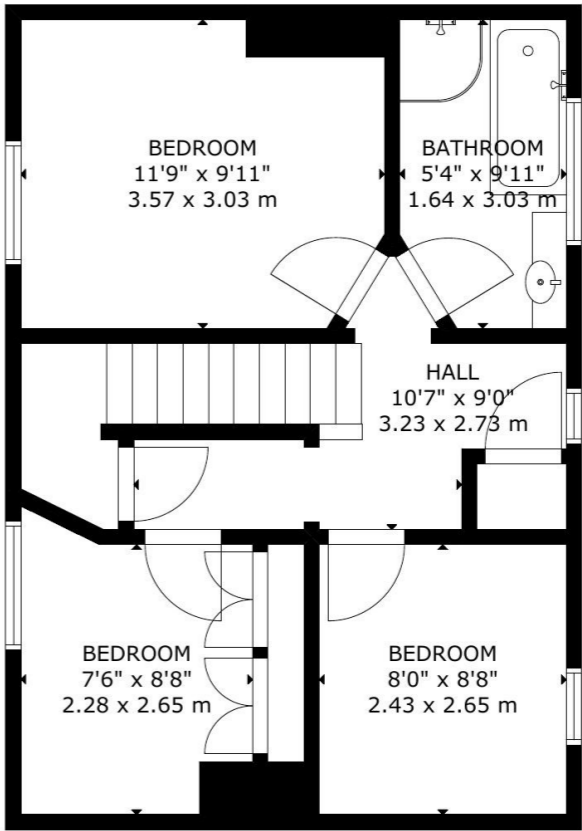
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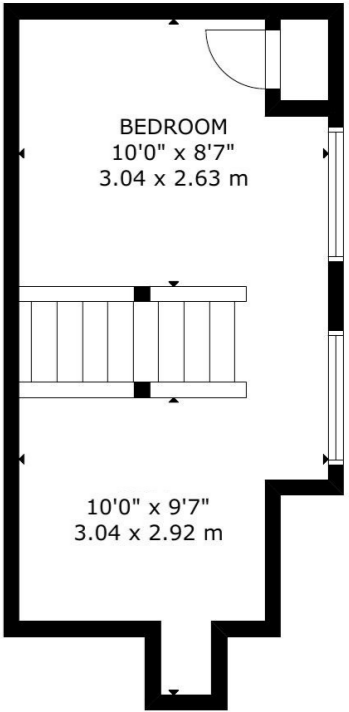
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FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
TOTAL: 123 m<sup>2</sup>/1,333 sq ft  
FLOOR 1: 64 m<sup>2</sup>/694 sq ft, FLOOR 2: 42 m<sup>2</sup>/451 sq ft, FLOOR 3: 17 m<sup>2</sup>/188 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

