



17 Solent Crescent, Hailsham, East Sussex BN27 3FW



Tucked away in a peaceful corner of this popular development and bordering countryside, this superb four-bedroom detached family home enjoys a wonderfully unique position. Built around sixteen years ago, the houses here have truly stood the test of time, and the area has remained consistently sought-after. Just 1.5 miles from Hailsham High Street and perfectly placed for easy access to the surrounding countryside and the Cuckoo Trail, it's no surprise that demand for homes in this location has always been strong. The layout is ideal for modern family living, with a spacious kitchen offering plenty of room to dine, complemented by two separate reception rooms that provide flexibility for entertaining, relaxing, or working from home. With four bedrooms and two bathrooms, the property is designed to suit a busy household while still feeling comfortable and well-balanced.

GROUND FLOOR

- ENTRANCE
- HALLWAY
- SITTING ROOM
- PLAY ROOM / STUDY
- KITCHEN/ DINING ROOM
- WC

FIRST FLOOR

- LANDING
- BEDROOM 1
- EN-SUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM



Description

AP Estate Agents are proud to present this desirable family home to the market, located next to countryside it is one of only a few that were privileged to be built on the edge and directly adjacent, having direct access to, perfect for children to explore or dog owners there are a network of trails down to the Cuckmere river. The house is a great size and built to function perfectly with modern family life, with space to dine in the kitchen as well as separate reception rooms the accommodation is flexible for any age group. All the bedrooms are doubles and there is an en-suite to the principle bedroom.

INSIDE THE PROPERTY

The entrance hall feels wide and welcoming, with plenty of space for coats and occasional furniture. Stairs rise to the first floor with a large storage cupboard beneath, and the consistent flooring throughout the reception areas creates a clean, stylish finish. Double doors open into the living room, giving a sense of arrival and space. With patio doors leading out to the rear garden and a generous window overlooking the front, this is a bright, airy room with ample space for furniture and comfortable family living. Adjacent to the kitchen, the dining room is also double-aspect, enjoying a leafy outlook towards the countryside at the side of the property. A bay window incorporates a built-in storage system, previously used to house a television, but equally useful for general storage. The kitchen, installed relatively recently, is finished to a high standard with thoughtful design throughout. A standout feature is the impressive corner larder with double doors and extensive shelving. The cabinetry flows around the room and concludes with a breakfast-bar peninsula offering seating space beneath. Quartz worktops add a luxurious touch and complement the units beautifully. Integrated appliances include an AEG microwave and grill, electric oven, dishwasher, washer-dryer, gas hob with contemporary extractor, and even a boiling-water tap. This is a generous, sociable room designed to sit at the heart of the home, with space for a breakfast table and doors opening directly onto the rear garden, ideal for both everyday living and entertaining. A cloakroom with WC and wash basin completes the ground-floor accommodation.

UPSTAIRS

The landing provides access to all rooms and includes an airing cupboard for additional storage. The principal bedroom is an excellent size, featuring two double fitted wardrobes along one wall and an open, spacious sleeping area. Dual-aspect windows allow plenty of natural light to fill the room, and the suite includes its own en-suite shower room with a walk-in enclosure, WC, washbasin with storage beneath, and a heated chrome towel rail. All of the bedrooms are genuine doubles, offering ample space for furnishings and flexibility in how each room is used. One bedroom benefits from a built-in cupboard, while another has access to the loft. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, WC, pedestal washbasin, and a chrome heated towel rail. Throughout the first floor, the décor is neutral and inviting—an ideal blank canvas for a new owner to personalise and make their own.

OUTSIDE

The property is approached via an attractive brick-paved driveway providing generous parking for several vehicles. The house itself has real kerb appeal, with a double-fronted design, an open overhanging porch at its centre, clay-tile hanging, and a smart painted rendered façade. A side gate offers convenient access to the rear garden, while an up-and-over door leads into the garage. The garage benefits from power and lighting and can also be accessed from the rear garden. Thanks to its high eaves and pitched roof, there appears to be excellent potential for additional storage above, subject to any necessary checks. To one side of the property lies an extensive area of natural foliage, maintained as part of the community service charge. This wide stretch of greenery extends down towards the Cuckmere River and features various pathways, creating a wonderful outlook and enhancing the sense of space and privacy. The rear garden has been designed for low maintenance, laid predominantly with AstroTurf and complemented by a raised decking area in one corner—ideal for outdoor seating. A paved patio runs along the back of the house and can be accessed directly from both the lounge and the kitchen. The garden is fully enclosed, making it secure and well-suited





LOCATION

Solent Crescent enjoys a peaceful position on a modern, well-kept development on the northern edge of Hailsham, offering a lovely balance of residential calm and everyday convenience. From here, you are just a short distance from Hailsham town centre, a thriving market town known for its friendly atmosphere and excellent range of shops. The town offers two major supermarkets, a selection of independent retailers, cafés, restaurants, a leisure centre, cinema, and a traditional weekly market, making it a practical and enjoyable place for day-to-day living. Families benefit from a choice of well-regarded local schools, including primary and secondary options within easy reach, while the surrounding area provides numerous parks, play areas, and countryside walks. Transport links are strong, with regular bus services connecting the development to the town centre and neighbouring areas, and mainline rail services available from nearby Polegate, offering direct routes to London, Brighton, and Eastbourne. Hailsham's central position in East Sussex also makes it ideal for exploring the wider region: Eastbourne's seafront is around twenty minutes away, Hastings approximately twenty-five minutes, Tunbridge Wells about forty minutes, and Brighton roughly forty-five minutes by car. Gatwick Airport can typically be reached in under an hour, making the location convenient for commuters and travellers alike. Altogether, Solent Crescent offers a well-connected, family-friendly setting with easy access to shops, schools, countryside, and the coast — an appealing place to call home within a growing and vibrant Sussex community.

DIRECTIONS: <https://w3w.co/infinite.hilltop.shielding>

ADDITIONAL INFORMATION

A monthly payment of £24.70 contributes to the general upkeep of the development, ensuring the surrounding countryside areas remain well maintained, pathways are kept clear, and all communal grassed borders are regularly cut. The charge also covers the maintenance of roadways and pavements, keeping them neat and functional, as well as the operation of any communal lighting within the development.

Local Authority: Wealden

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

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: E

Offers in Excess of £465,000

Viewings

By Appointment only



Disclaimer:

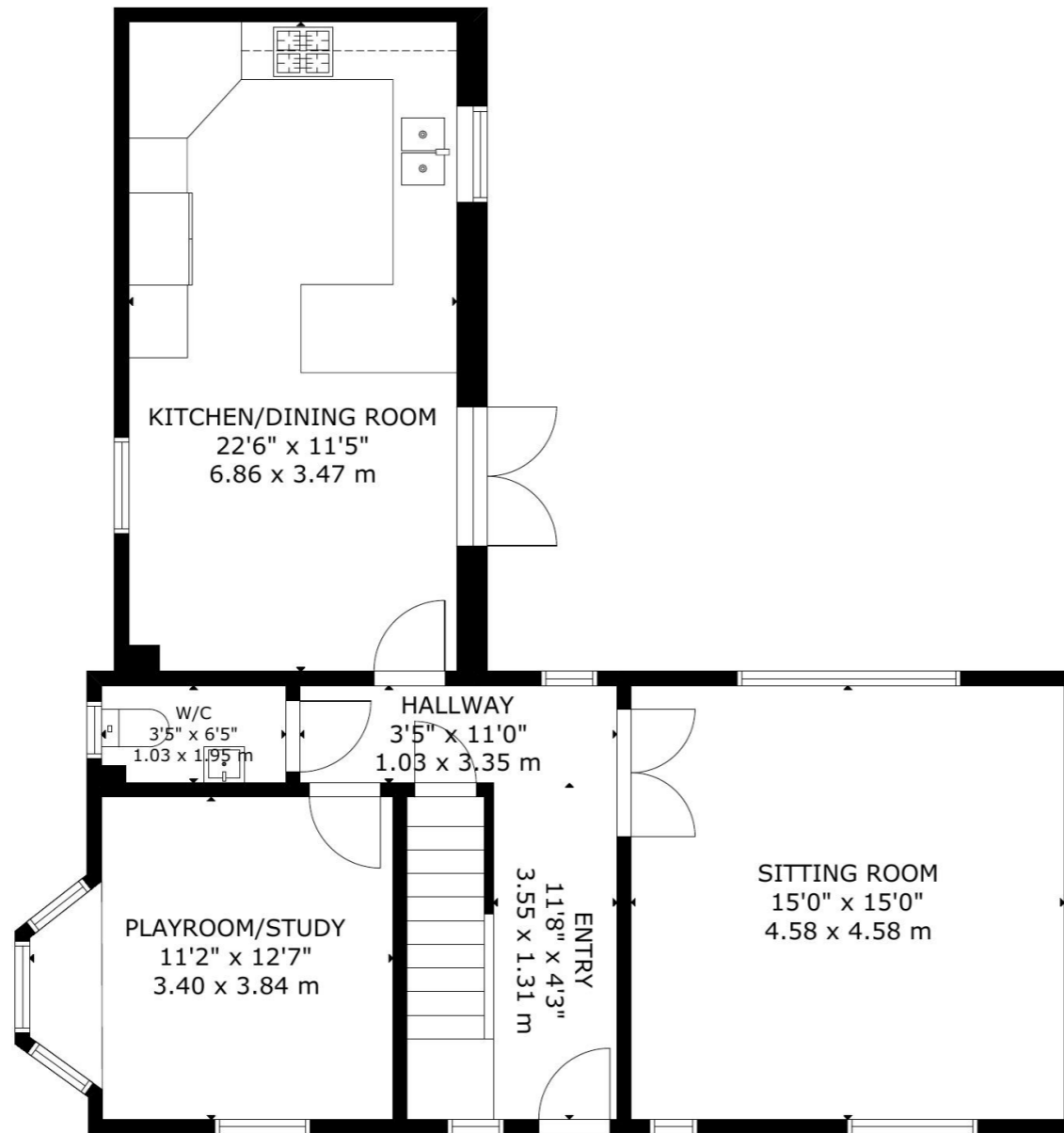
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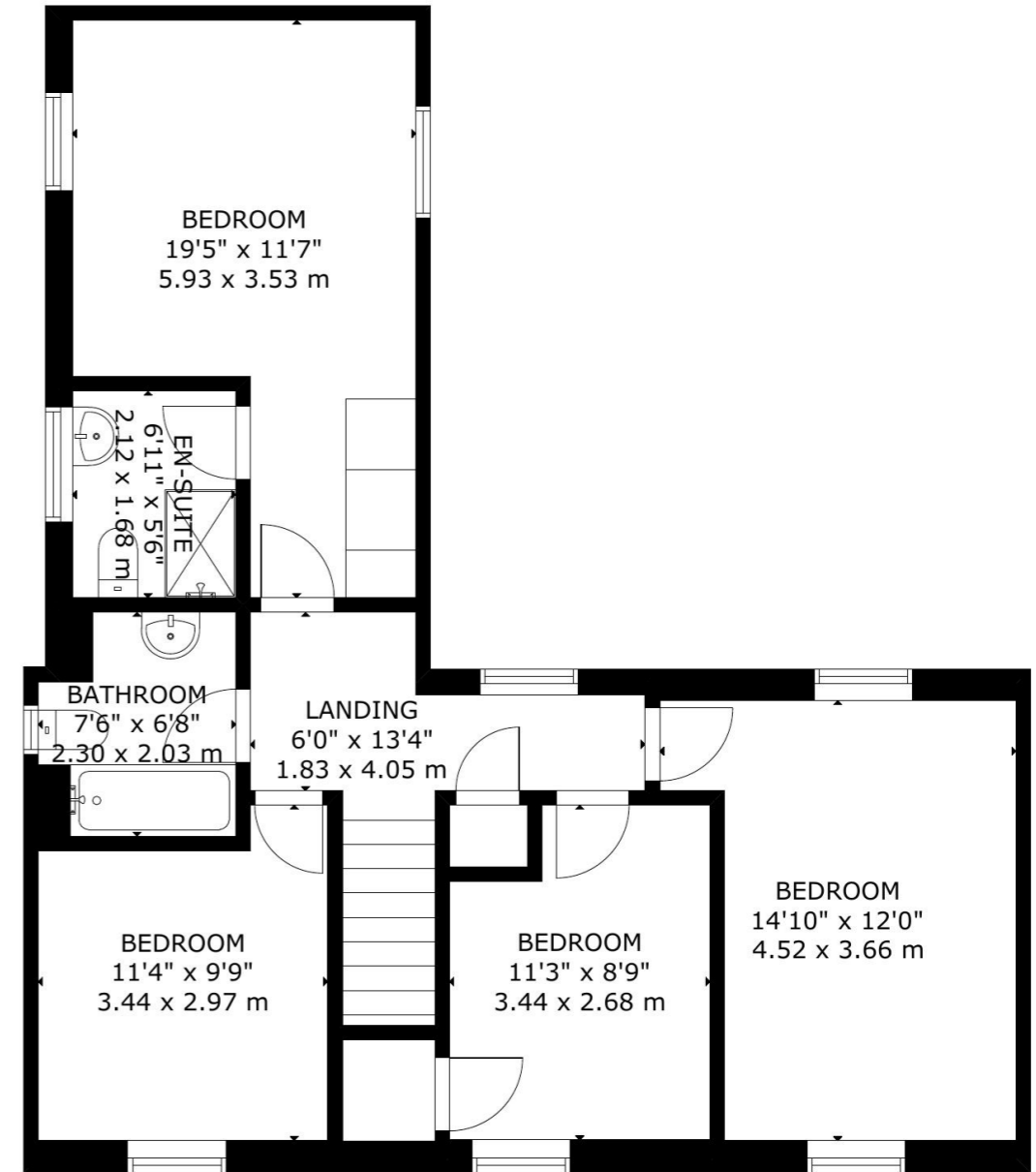
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 TOTAL: 147 m²/1,586 sq.ft
 FLOOR 1: 73 m²/791 sq.ft, FLOOR 2: 74 m²/795 sq.ft
 EXCLUDED AREAS: GARAGE: 46 m²/500 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

