



86 Howlett Drive, Hailsham, East Sussex BN27 1QW





This charming one-bedroom home offers a unique alternative to apartment or bungalow living, ideal for first-time buyers, investors, or those seeking a manageable and comfortable space in later life. The property features a bright conservatory, a privately fenced rear garden, and a dedicated driveway—providing both convenience and privacy. The garden presents a peaceful retreat and a canvas for green-fingered creativity. Whether you're looking to unwind outdoors or cultivate a personal horticultural haven, the space offers surprising potential.

ENTRANCE

- PORCH
- LIVING ROOM / KITCHEN
- CONSERVATORY

UPSTAIRS

- BEDROOM
- SHOWER ROOM

# Description

AP Estate Agents are delighted to present this charming one-bedroom terraced home, ideally positioned in the popular northern end of Hailsham. Thoughtfully arranged, the property features an open-plan kitchen and living area that flows into a bright conservatory—perfect for dining or relaxing. Upstairs offers a comfortable double bedroom and a well-appointed bathroom, making it a versatile choice for both first-time buyers and those seeking a more manageable space. Outside, the privately fenced garden provides a peaceful retreat with scope for planting or leisure, while the driveway offers parking for two vehicles, completing this appealing and well-rounded home.

INSIDE THE PROPERTY

At the front of the property, a double-glazed porch provides a practical space for coats and shoes, keeping the main living area clutter-free. From here, you step into a welcoming open-plan living room, where smart wooden flooring and a modern electric feature fireplace create a warm and stylish focal point. Stairs rise to the first floor on the left, adding to the sense of flow and openness. The kitchen is finished in an attractive cream with profiled cabinetry, offering a range of base units with drawers and cupboards, complemented by dark worktops and a striking metro-tile splashback. Integrated appliances include a stainless steel electric oven and inset gas hob with extractor above, alongside space and plumbing for a washing machine. A single bowl sink sits beneath a window, while double-glazed doors lead out to the conservatory—a bright and versatile space with 180-degree garden views, continuing the wooden flooring and offering potential as a second reception or relaxing retreat.

UPSTAIRS

Stairs rise from the living room to a small landing, providing access to all rooms and housing a useful airing cupboard with shelving and hot water tank. The main bedroom is a generous double, enjoying excellent natural light from windows at both ends of the room, and includes access to a well-insulated loft space. The bathroom has been smartly converted into a shower room, featuring a walk-in cubicle with glass screen, grab rails, and a mains-fed adjustable shower with wall-mounted controls. Fresh white tiling adds a clean, modern finish, complemented by a low-level WC and a countertop basin set within gloss white units—stylish, practical, and well-presented.

OUTSIDE

The rear garden is laid to lawn and offers a simple, low-maintenance outdoor space with a hardstanding area—ideal for a shed, patio, or seating arrangement. Fully enclosed and enjoying a good degree of privacy, it's a blank canvas for those looking to add a personal touch. To the side, the property benefits from a private driveway with parking for a couple of vehicles, adding convenience and completing the appeal of this well-rounded home.







## LOCATION

Hailsham is a historic market town with roots dating back to the 13th century, offering a blend of character and convenience. The town centre provides a variety of independent shops and essential amenities, including Tesco and Waitrose supermarkets. Leisure options abound with the Cuckoo Trail for walking and cycling, Hailsham Leisure Centre for swimming, fitness and bowling, and the welcoming Hailsham Club for social events and entertainment. Medical services are well catered for, with Quintins Medical Centre, Bridgeside Surgery, and Hailsham Medical Group all nearby. Transport links are excellent, with Polegate Station just three miles away offering direct services to London Victoria, Brighton and Gatwick Airport. Eastbourne is approximately 15 minutes by car, Hastings around 30 minutes, Brighton about 45 minutes, and Gatwick reachable in under an hour. This delightful home offers a rare combination of comfort, practicality and access to everything Hailsham has to offer—making it an ideal choice for first-time buyers, downsizers or investors.

## ADDITIONAL INFORMATION

SERVICES: Mains Water, Gas, Electric and Drainage

COUNCIL TAX BAND B - Wealden council 01323 443322

DIRECTIONS: <https://w3w.co/glue.recapture.solder>

**Local Authority:** Wealden

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

**Tenure:** Freehold

**EPC:** EPC Rating C

**Council Tax Band:** B

Offers in Region of £200,000

Viewings

By Appointment Only



Disclaimer:

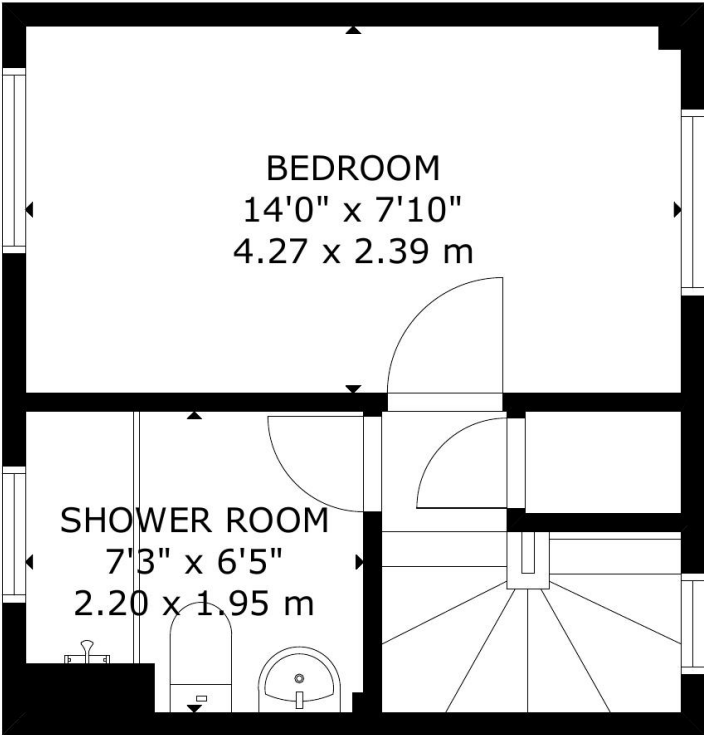
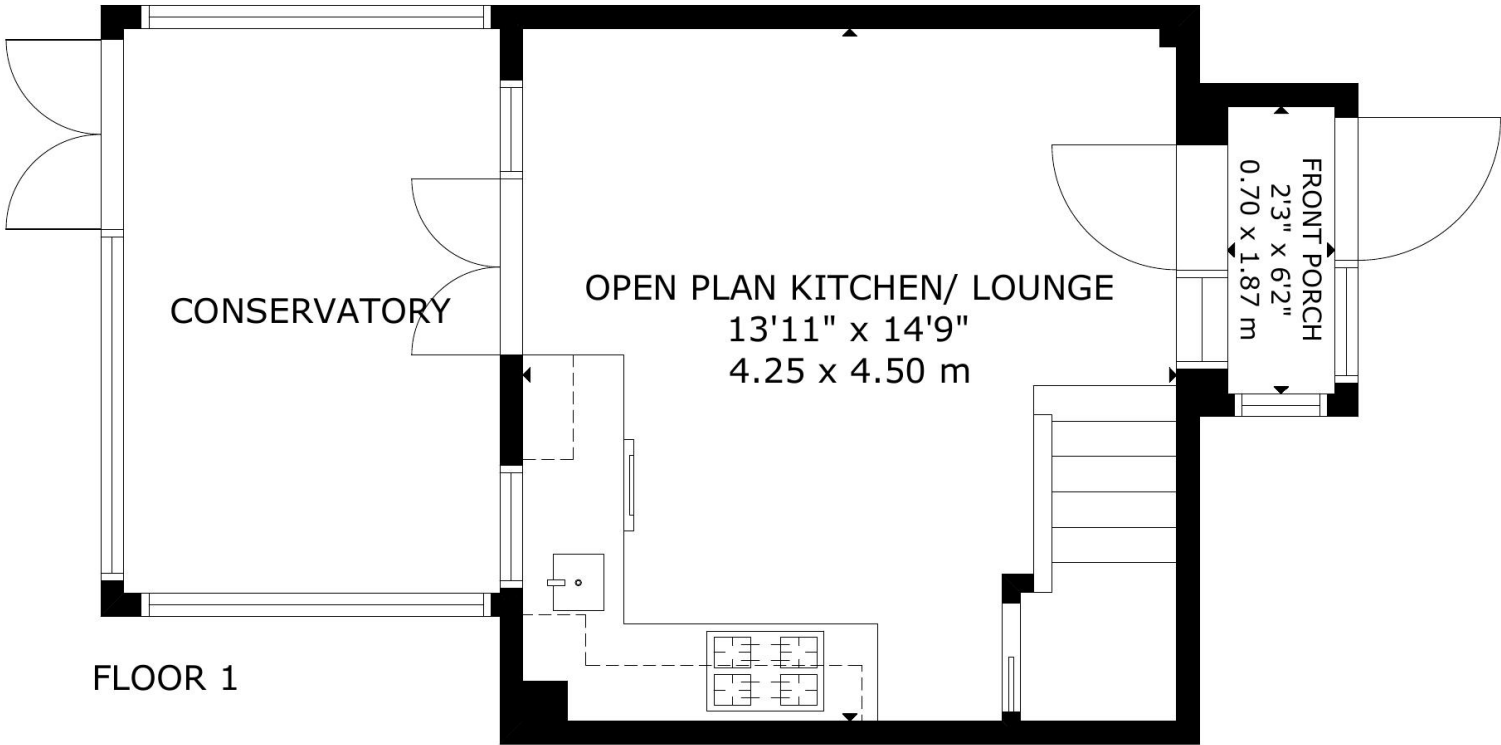
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GROSS INTERNAL AREA  
TOTAL: 40 m<sup>2</sup>/432 sq ft  
FLOOR 1: 21 m<sup>2</sup>/227 sq ft, FLOOR 2: 19 m<sup>2</sup>/205 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

