



Flat 4 First House, Hailsham Road, Heathfield, East Sussex TN21 8ES

Located just moments from Heathfield High Street, this bright and well-presented one-bedroom apartment sits within a converted early 1900s building—redeveloped in 2015 into just five individual homes. With a modern kitchen, sleek bathroom, and a generous first-floor layout, this property offers easy, low-maintenance living right at the crossroads of convenience and charm. Ideal for first-time buyers, investors, or anyone seeking a well-connected pied-à-terre to use occasionally near the heart of town.

ENTRANCE HALL

• BATHROOM

- LIVING ROOM
- KITCHEN
- BEDROOM

Description

AP Estate Agents are delighted to present this well-positioned one-bedroom apartment, ideally placed less than half a mile from Heathfield town centre. An excellent choice for first-time buyers or investors, the flat enjoys a convenient setting just moments from the local shops on Hailsham Road and within easy walking distance of the Cuckoo Trail. This scenic, tree-lined route—once a historic steam railway—now offers a picturesque pathway through the countryside, stretching all the way to Polegate for those feeling adventurous..

INSIDE THE PROPERTY

Accessed via a communal entrance, the flat opens into a central hallway, connecting all principal rooms. The living room is light-filled and spacious, with a characterful outlook over the crossroads below and a glimpse toward the South Downs in the distance. The kitchen is a standout feature—larger than expected for a property of this type—with a smart U-shaped layout, gloss-finish units, dark work surfaces, metro-tiled splashbacks, and a built-in oven and hob. There’s also plumbing for a washing machine and space for an undercounter appliance. At the rear of the property is a comfortable double bedroom with built-in storage and a Juliet balcony—perfect for letting in fresh air and natural light. The modern bathroom includes a white suite with a shower above the bath, glass screen, contemporary basin with vanity storage, and contrasting tiling that adds a stylish touch. Neat finishing touches—like feature internal doors and chrome faceplates—give the flat a clean, modern feel. Ideal for first-time buyers or investors looking for a well-located, low-maintenance home close to local shops, countryside walks, and transport links.

ADDITIONAL INFORMATION

Tenure & Outgoings The property is leasehold, though notably, there is currently no fixed annual service charge or ground rent. Instead, the building operates on a cooperative “pay-as-and-when” arrangement, with any communal costs shared equally between the five apartments and the freeholder as and when they arise. Buildings insurance is arranged collectively and divided evenly, with the current year’s premium (2025–2026) set at £360 per apartment, which the current owner has confirmed will be covered in full as part of the sale. Each owner remains individually responsible for their own contents insurance, allowing residents the flexibility to tailor personal cover to their needs.





LOCATION

Heathfield is a traditional East Sussex market town with a welcoming community feel and a rich local history. It still hosts a monthly farmers' market and seasonal events like the popular Le Marché, celebrating local and French produce with live music and artisan stalls. From the property, it's a short stroll to a wide range of amenities including independent shops, cafés, a bakery, butcher, and pharmacy, as well as larger supermarkets for weekly essentials. The town also offers a leisure centre, library, and medical facilities including a GP surgery and dental practices—all within easy reach. For those who enjoy the outdoors, the nearby Cuckoo Trail offers miles of scenic walking and cycling through the Sussex countryside, following the route of a former railway line. Bus routes connect easily to surrounding towns, and the coast is within a 30-minute drive.

Travel by car: Eastbourne – approx. 30–35 mins, Hastings – approx. 30–40 mins, Lewes – approx. 25–30 mins, Brighton – approx. 40–50 mins, Tunbridge Wells – approx. 25–30 mins, Gatwick Airport – approx. 45–60 mins

DIRECTIONS: <https://w3w.co/aviators.profiled.scuba>

Local Authority: Wealden

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

Tenure: Leasehold

EPC: EPC Rating C

Council Tax Band: A

Offers in Excess of £150,000

Viewings

By Appointment only

Disclaimer:

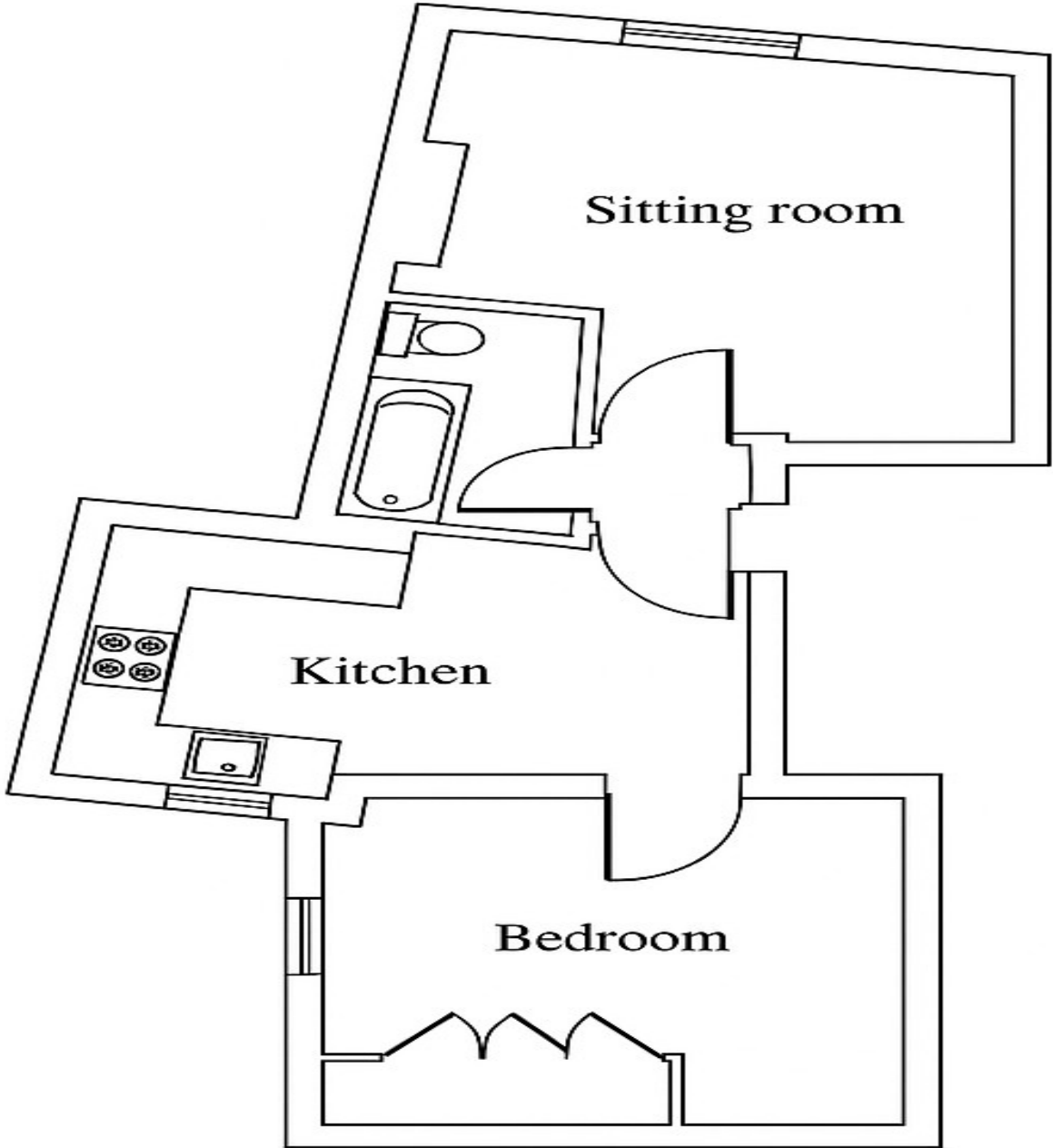
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A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested. All measurements and distances are approximate. A list of the fixtures and fittings for the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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First Floor

