



27 Farne Close, Hailsham, East Sussex BN27 3DF



Discover this beautifully presented two-bedroom home tucked away in the sought-after Anglesey Avenue area of Hailsham—a true hidden gem. Set in a discreet close, the property enjoys a wonderfully private position overlooking a tranquil, well-maintained pond with origins dating back over 300 years. The setting offers a rare sense of seclusion, making it feel worlds away from the bustle, while still being conveniently located. Inside, the home features a bright and welcoming living room, an open-plan kitchen with space to dine, two comfortable bedrooms, and a modern bathroom. Outside, you'll find a private rear garden—ideal for relaxing or entertaining—and a garage located in a nearby block. Viewing is highly recommended to fully appreciate the unique setting and lifestyle this property offers.

ENTRANCE

- HALLWAY
- LOUNGE
- KITCHEN/DINER

FIRST FLOOR

- LANDING
- BEDROOM 1
- BEDROOM 2
- BATHROOM

Description

AP Estate Agents are delighted to offer this beautifully presented two-bedroom mid-terrace home, tucked away in the sought-after Anglesey Avenue area on the outskirts of Hailsham. This charming property offers a versatile layout that will appeal to a wide range of buyers. The spacious lounge and open-plan kitchen with dining space make it ideal for a small family, while its peaceful setting and easy access to bus routes and local amenities will suit those seeking a quieter lifestyle—just over a mile’s walk into town. Whether you’re a first-time buyer looking for a move-in-ready home, or an investor seeking a hassle-free rental opportunity, this property ticks all the boxes. With tasteful décor throughout and no work required, it’s ready to be enjoyed or let immediately.

INSIDE THE PROPERTY

Step inside this beautifully presented home and you’re greeted by a welcoming entrance lobby, with stairs rising to the first floor and a door leading into a good size, light-filled living room. A large front-facing window floods the space with natural light, creating a warm and inviting atmosphere. An archway opens into the kitchen/dining area—a stylish and practical space that’s been thoughtfully designed. Crisp white gloss units are paired with metro tile splashbacks and rich wood-effect worktops, creating a striking and contemporary finish. There’s ample storage with a mix of cupboards and drawers, plumbing for a washing machine, and integrated appliances including an electric under-counter oven, gas hob, and stainless steel extractor. A generous understairs cupboard adds even more storage, while the kitchen units form a sociable peninsula—perfect for gathering around while entertaining. Large sliding patio doors lead seamlessly out to the rear garden, enhancing the natural flow of the space. Throughout, the property is tastefully decorated and immaculately maintained, with full double glazing and upgraded tall radiators in key areas. It’s ready to move straight into, offering comfort, style, and practicality in equal measure.

UPSTAIRS

Upstairs, the landing provides access to all rooms and continues the sense of space and light found throughout the home. The main bedroom is generously proportioned and enjoys lovely views over the front of the property, looking out towards the historic pond. There’s ample room for freestanding furniture, and a built-in cupboard over the stairs offers excellent storage—large enough to serve as a wardrobe in its own right. Bedroom two is another spacious double, overlooking the rear garden. Whether used as a guest room, dressing area, or home office, it offers flexibility to suit a variety of lifestyles. The bathroom is stylishly finished with a modern design. Dark wood-effect units conceal the WC cistern and support a sleek countertop basin, while a low-level panelled bath features a drenching shower head, glass screen, and wall-mounted controls. The space is fully tiled and completed with a chrome heated towel rail for added comfort. The loft is accessed from the main bedroom and is boarded and insulated.

OUTSIDE

This property enjoys both front and rear gardens, each offering its own appeal. Due to its tucked-away position, there’s no direct road access to the front—just a peaceful footpath that leads around to the entrance. From the path, a generous stretch of lawn guides you to the front door, creating a sense of privacy and space. To the rear, a beautifully laid patio sits directly off the property—an ideal spot to relax and unwind. A central pathway leads through the garden to a rear gate, which opens onto a twwiten, providing convenient access for bin collection or bringing a bicycle in from the road. The lawns have been finished in low-maintenance Astro turf, and the boundary fencing has been recently replaced, offering a smart and secure feel. Thoughtful touches like fairy lights—operated from inside—add a magical ambience in the evenings, making the garden a truly enjoyable space as the sun goes down. The property benefits from a single garage in a block just a few steps from the house and within view.





ADDITIONAL INFORMATION

SERVICES: Mains Gas, Electrics, water and drainage
COUNCIL TAX Band C. Wealden District Council 01323 443322

LOCATION

The setting of this property is truly special—nestled discreetly off Farne Close and enjoying uninterrupted views across a beautiful private pond. Encircled by ancient trees and featuring a central island teeming with wildlife, including resident ducks, the scene evokes a sense of rural tranquility rarely found within a residential setting. The outlook is both peaceful and picturesque, giving the impression of being deep in the countryside. According to the current owner, who holds extensive knowledge of the area's heritage, the pond itself is believed to date back over 300 years, adding a fascinating layer of history to this unique location.

Hailsham has a selection of well-regarded schools. Grovelands Community Primary School provides a strong foundation for younger students, while Phoenix Academy and Burfield Academy offer primary education with a focus on independent learning. Hailsham Primary Academy and Hailsham Community College cater to older students, ensuring a comprehensive educational journey. Additionally, Bede's Senior School, located nearby in Upper Dicker, is a prestigious independent school known for its academic excellence. Hailsham is a charming market town in East Sussex, offering a blend of historic character and modern conveniences. The town boasts a variety of amenities, including independent shops, supermarkets, cafés, restaurants, and pubs, catering to both residents and visitors. The Hailsham Pavilion, a restored cinema and theatre, provides entertainment options, while the Cuckoo Trail, a scenic walking and cycling route, offers a peaceful escape into nature. The road is well-connected, with nearby transport links providing access to larger towns such as Eastbourne, which is approximately 10 miles away, and Brighton, which is around 22 miles away. For those needing to travel further afield, Gatwick Airport is roughly 40 miles away, making it accessible for both domestic and international travel.

DIRECTIONS

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Local Authority: Wealden

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

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: C

Offers in Region of £275,000

Viewings

By Appointment Only

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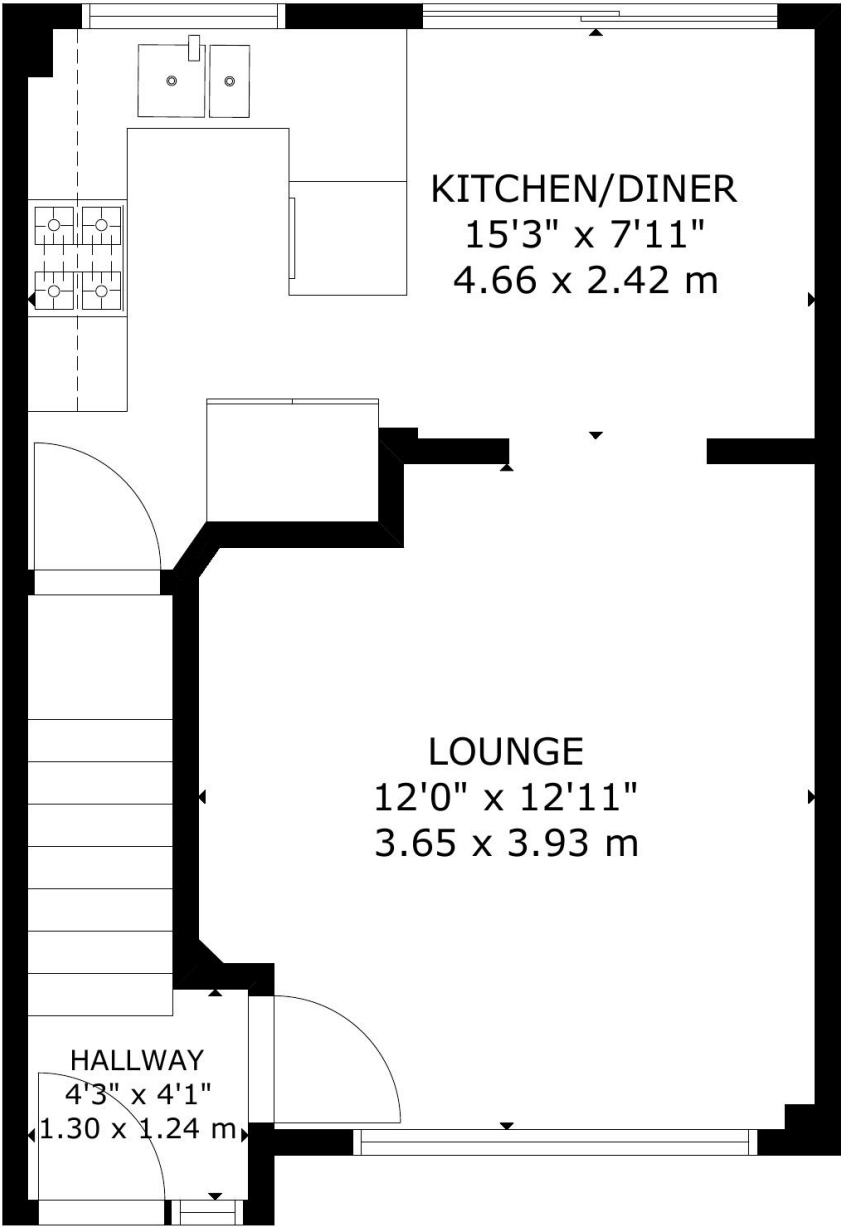
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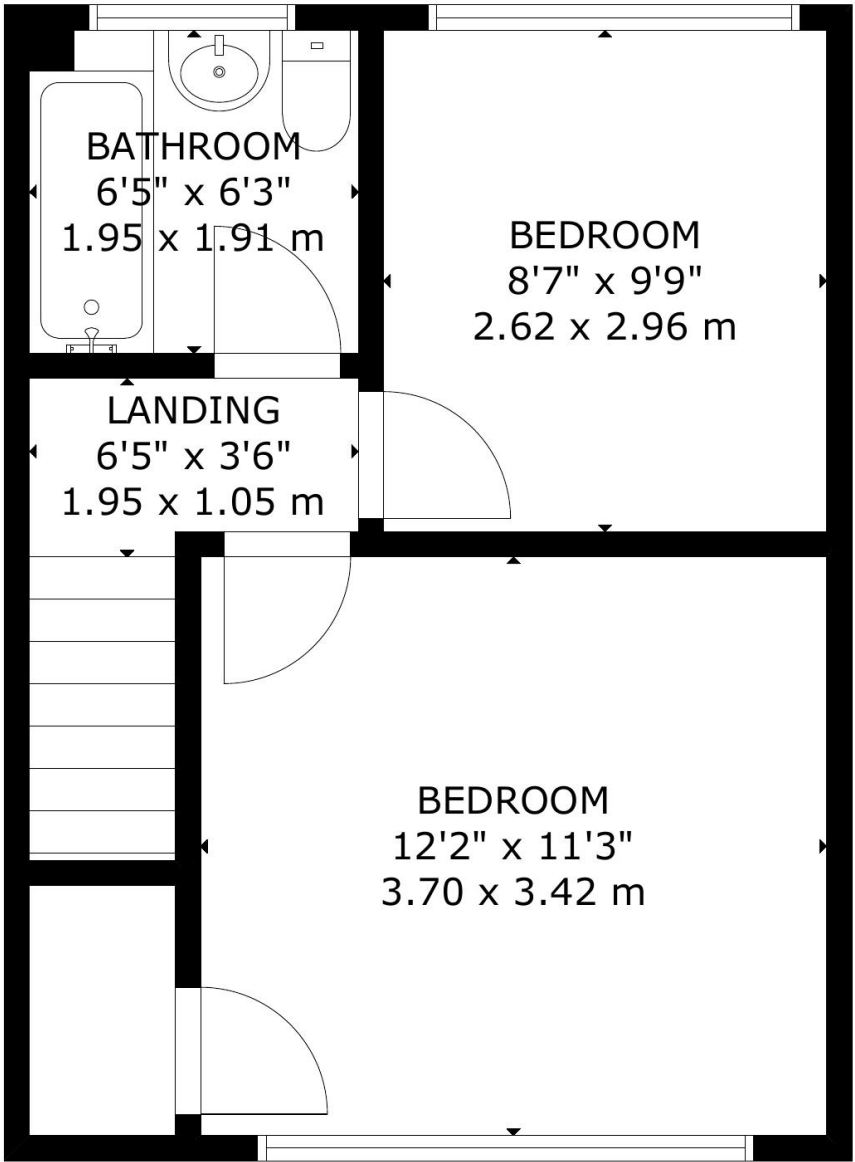
Where there is reference to planning permission or potential, such information is given in good faith. It should not be assumed that the property has all necessary planning, building regulation or other consents. Purchasers must satisfy themselves by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 62 m²/664 sq.ft
FLOOR 1: 31 m²/332 sq.ft, FLOOR 2: 31 m²/332 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

