



37 Hawthylands Crescent, Hailsham, East Sussex BN27 1HG



Nestled in one of Hailsham’s most sought-after residential areas, this beautifully presented home offers space, flexibility, and a peaceful setting. Positioned well back from a quiet crescent of predominantly bungalows, the property enjoys a sense of privacy while benefitting from its well-established surroundings. With up to five bedrooms and four bathrooms, including three en-suites, this home provides versatile living arrangements to suit a variety of needs. The adaptable ground floor layout allows for a balance of reception rooms and bedrooms, offering the perfect setup for entertaining or family life. Maintained to an exceptional standard, the property boasts a high-quality kitchen, a dedicated laundry room, and expansive landscaped gardens to the front and rear. Completing the picture is an exclusive resin driveway, adding both practicality and curb appeal. This is a rare opportunity to secure a home in a highly desirable location, offering both comfort and flexibility in a tranquil setting.

GROUND FLOOR

- PORCH
- HALLWAY TO STAIRS
- HALLWAY
- LOUNGE/DINER
- RECEPTION/BEDROOM
- RECEPTION/BEDROOM
- PRINCIPAL BEDROOM
- EN-SUITE

- KITCHEN
- FAMILY SHOWER ROOM
- BOILER ROOM
- UTILITY ROOM

FIRST FLOOR

- BEDROOM
- EN-SUITE
- LANDING
- BEDROOM

EN-SUITE

ACCESSED FROM OUTSIDE

- BOILER ROOM
- UTILITY ROOM

Description

AP Estate Agents are delighted to present this exceptional family home, situated in a highly desirable and well-established area on the outskirts of Hailsham. With generous front and rear gardens and a sunny aspect, this property offers an idyllic setting for comfortable living. Spread over two floors, the accommodation is flexible and adaptable, catering to a variety of lifestyle needs. The current dining room, positioned next to the family shower room, presents the opportunity to be transformed into a fourth bedroom, while the adjacent study could seamlessly serve as a new dining space or fifth bedroom. With multiple layout possibilities, this home is designed to suit individual preferences. Rarely does a property tick so many boxes in one well-rounded package. Offering space, versatility, and a prime location, this home is sure to attract strong interest. Read on to discover more about this fantastic opportunity!

INSIDE THE PROPERTY

Upon arrival, you’re welcomed into a spacious entrance porch, thoughtfully designed with a built-in cupboard providing hanging and shelving for coats and shoes. This opens into a wide central hallway that flows smoothly through the home, offering access to all main rooms and a staircase leading to the first floor. The main living room is bright and generous in size, with double-glazed sliding doors opening onto the rear garden—perfect for relaxed indoor-outdoor living. A charming open fireplace with a decorative wooden surround and stone hearth creates a focal point, with alcoves on either side ideal for shelving or storage. There’s also ample space for a dining table, creating a flexible area for entertaining or family use. Opposite the main living room are two further rooms which are currently used as a dining room and a study respectively. Both could become double bedrooms if required. Conveniently located next to the current dining room is the family shower room featuring full height tiling, a large walk-in cubicle with adjustable fittings and grab rails, a built-in seat, a WC and a countertop basin with wood effect cabinetry. Practical and stylish in equal measure. The current study features two built-in double cupboards which offer additional practicality. One houses the large megaflo hot water tank, whilst the other contains shelving and hanging rails. At the far end of the hall, the principal bedroom is an excellent double, enhanced by a full wall of fitted wardrobes and overhead storage, with integrated bedside units framing the bed position. A private en-suite completes the space, offering a separate shower cubicle, WC, and contemporary washbasin with storage beneath. Finishing the ground floor is a superb kitchen, fitted with high-quality wall and base units topped by granite worktops, matching upstands, and sleek glass splashbacks. Still relatively recently installed, it features integrated Bosch appliances including an induction hob with extractor, double electric oven and grill, dishwasher, tall fridge and freezer, plus a full-height pull-out larder—offering a beautifully practical and refined space for daily life.

UPSTAIRS

Stairs rise to an attractive galleried landing, naturally lit by a Velux window and offering convenient access to eaves storage. Bedroom One is a generously proportioned double room enjoying dual-aspect windows and ample floor space for additional furnishings. The designated bed area is neatly positioned between two fitted double wardrobes, maximising both style and practicality. A door leads through to a well-appointed en-suite shower room, fully tiled and featuring a corner shower cubicle, WC, and a countertop basin set above light wood-effect storage units. Across the landing lies Bedroom Two—virtually a mirror image of the first—also benefitting from fitted wardrobes either side of the bed space and its own en-suite shower room. Its position on the opposite side of the property makes it an ideal arrangement for guests or family members seeking privacy and independence.

OUTSIDE

Still within the property’s footprint yet accessed externally are two highly practical outbuildings. The first is a dedicated utility space, previously used by the owners for their washing machine and dryer—a clever choice that keeps noise and disruption separate from the main living areas. Behind this, a well-concealed boiler room ensures services are neatly tucked away but easily accessible when needed. To the rear, the garden enjoys a prized southerly aspect, bathing the space in natural light throughout the day. A wide paved terrace spans the back of the home and continues around both sides, offering an ideal setting for entertaining with plenty of space for outdoor furniture and relaxed gatherings. A brick pathway winds its way through the garden towards a large timber shed, passing







a charming floral border with slate chippings and artistically placed railway sleepers that add texture and interest to the space. High hedging and mature trees provide welcome screening from neighbouring homes, creating a private and tranquil outdoor retreat. A generous level lawn forms the heart of the garden—perfect for family enjoyment or green-fingered pursuits—while a wisteria-covered pergola offers a shaded corner to unwind with a cool drink and take in the surroundings.

To the front, the garden is mainly laid to lawn and enclosed by a charming picket fence, adding a touch of classic appeal to the property's façade. A high-quality resin driveway extends the width of the plot, offering ample off-street parking for multiple vehicles. Its smart, low-maintenance finish not only enhances the appearance but also brings everyday practicality. Beyond the driveway, an attached single garage provides additional secure parking or storage, fitted with a remote-controlled roller shutter door, lighting, power, and a rear access door to the garden—ideal for ease of use in all seasons. Externally, the property reflects the same care and attention evident throughout the interior. UPVC fascias and guttering have been installed across all elevations, and the house benefits from full double glazing, contributing to both efficiency and peace of mind. Altogether, this is a home with genuine kerb appeal—immaculately presented and maintained, offering the kind of pride of ownership that sets it apart.

LOCATION

Hawthylands Crescent is a quiet, sought-after address on the northern edge of Hailsham, known for its wide plots, detached homes, and a real sense of community. Just over a mile from the town centre, it offers the perfect blend of peaceful living and everyday convenience. Shops, supermarkets, cafés, and medical facilities are all close at hand, along with regular bus services connecting to Eastbourne, Polegate, and beyond. Schools for all ages are nearby, and with Polegate station just a short drive away, the coast, countryside, and London are all within easy reach. Whether you're looking for tranquility or connectivity, this location offers the best of both.

Hailsham town centre – approx. 1.2 miles Polegate – approx. 4.5 miles (mainline station to London Victoria) Eastbourne – approx. 7 miles Heathfield – approx. 10 miles Lewes – approx. 13 miles Brighton – approx. 20 miles Tunbridge Wells – approx. 22 miles Gatwick Airport – approx. 34 miles by road (around 48 minutes' drive)



Local Authority: Wealden
Services (not checked or tested): Mains Gas, Electric, Water and Drainage
Tenure: Freehold
EPC: EPC Rating C
Council Tax Band: E



Guide Price £635,000

Viewings

By Appointment Only

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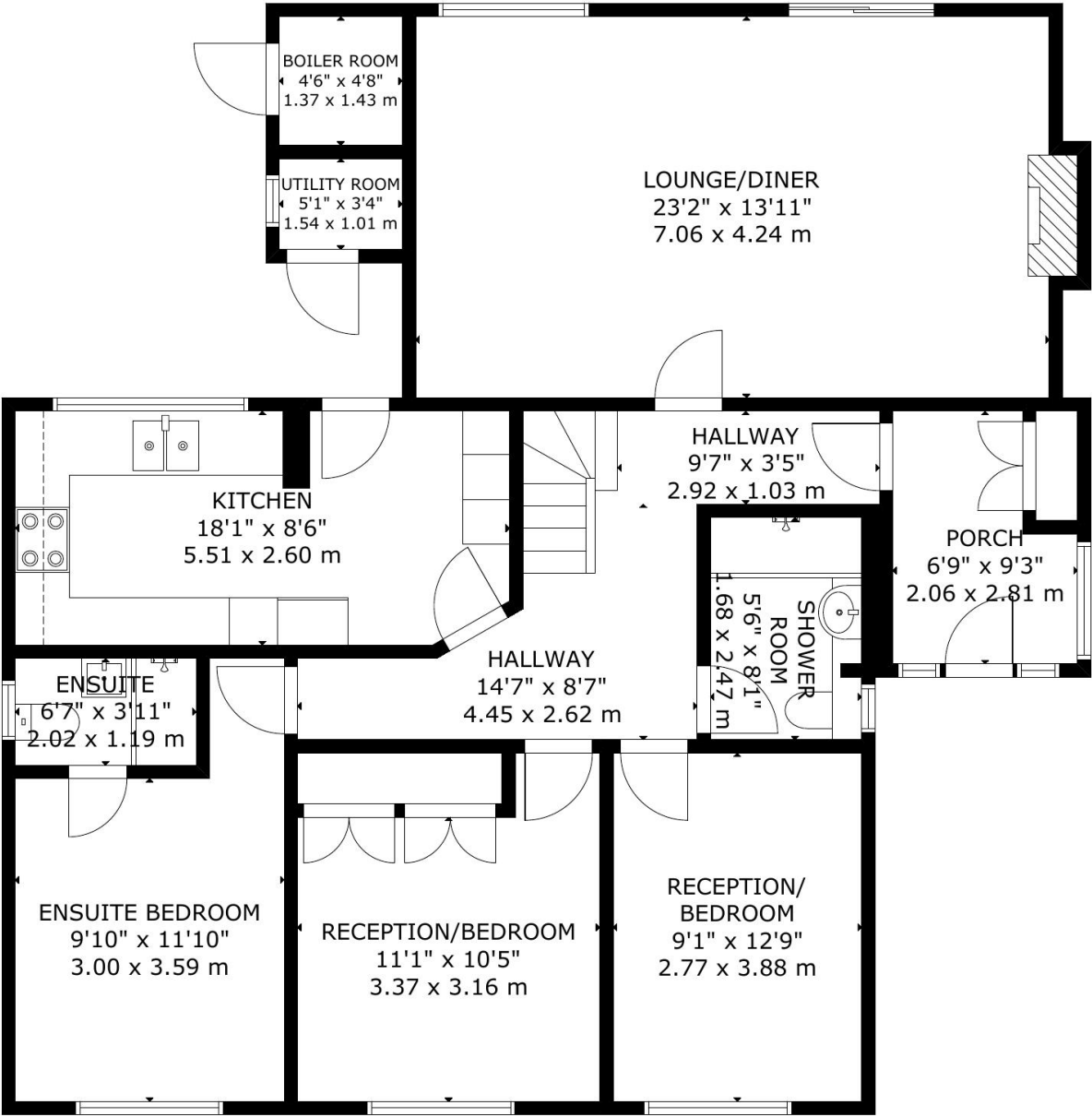
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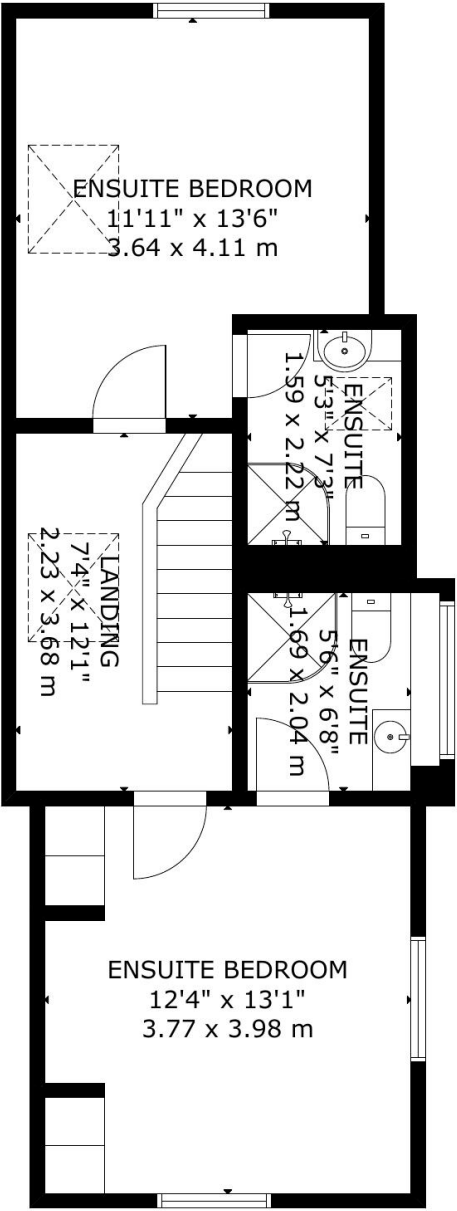
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
TOTAL: 162 m²/1,739 sq.ft
FLOOR 1: 115 m²/1,235 sq.ft, FLOOR 2: 47 m²/504 sq.ft
EXCLUDED AREAS: PORCH: 6 m²/62 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

