



## Price Guide

£280,000 - £300,000

5 Hamelsham Court, Hailsham, East Sussex BN27 3EL

1 Bedroom 1 Bathroom 1 Reception

01323 440678  
[sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)

# 5 Hamelsham Court, Hailsham, East Sussex BN27 3EL

Price Guide

£280,000 - £300,000

Freehold

 1 Bedroom  1 Bathroom  1 Reception

PRICE GUIDE £280,000 - £300,000

WATCH THE FILM AND 3D TOUR and view EXPERT PHOTOGRAPHY at [craneandco.co.uk](http://craneandco.co.uk) (ALL PROVIDED FREE FOR ALL OUR SELLERS)

Welcome to Hamelsham Court, a home that has evolved naturally over time, shaped by light, comfort and thoughtful modern design. Set within the friendly market town of Hailsham, known for its blend of independent shops, cafés, leafy walks and easy connections to the coast and countryside, this one bedroom bungalow offers a calm retreat while still being close to everyday conveniences. Originally a two bedroom property, the bungalow has been extended to the rear, creating a wonderfully open and spacious feel. From the moment you enter through the side porch, the layout flows naturally toward the heart of the home, the open plan kitchen, dining and lounge area. The kitchen is modern and beautifully lit with feature lighting, creating a warm and inviting atmosphere throughout the space. The dining area sits comfortably between the kitchen and lounge, ideal for relaxed meals or quiet mornings. In the lounge, a modern electric fireplace adds a cosy focal point that is especially appreciated on cooler days. At the back of the home, bifold doors open wide onto the garden, allowing light to flood in and connecting indoor and outdoor living seamlessly. The garden itself offers a tranquil seating area, perfect for enjoying a sunny afternoon. Tucked away is the garden studio, currently used as a workshop, though equally suited to a home office, creative studio or hobby space. The bedroom suite offers a sense of privacy and comfort, complete with feature lighting, a walk in wardrobe, a modern electric fireplace and its own en suite bathroom. Should you ever wish to reinstate the original layout, the property could be reconfigured back into a two bedroom bungalow with relative ease. A garage en bloc provides additional convenience and storage, completing the picture of an easy, comfortable home in a well connected Sussex town.

## Main Features

- En Suite
- Extended
- Garage
- Stunning Accommodation
- Open Plan

## Room Sizes

Porch

Entrance Hallway

Cloakroom

Kitchen/Living Area - 22' 11" x 20' 4"

Bedroom - 17' 4" x 11' 9"

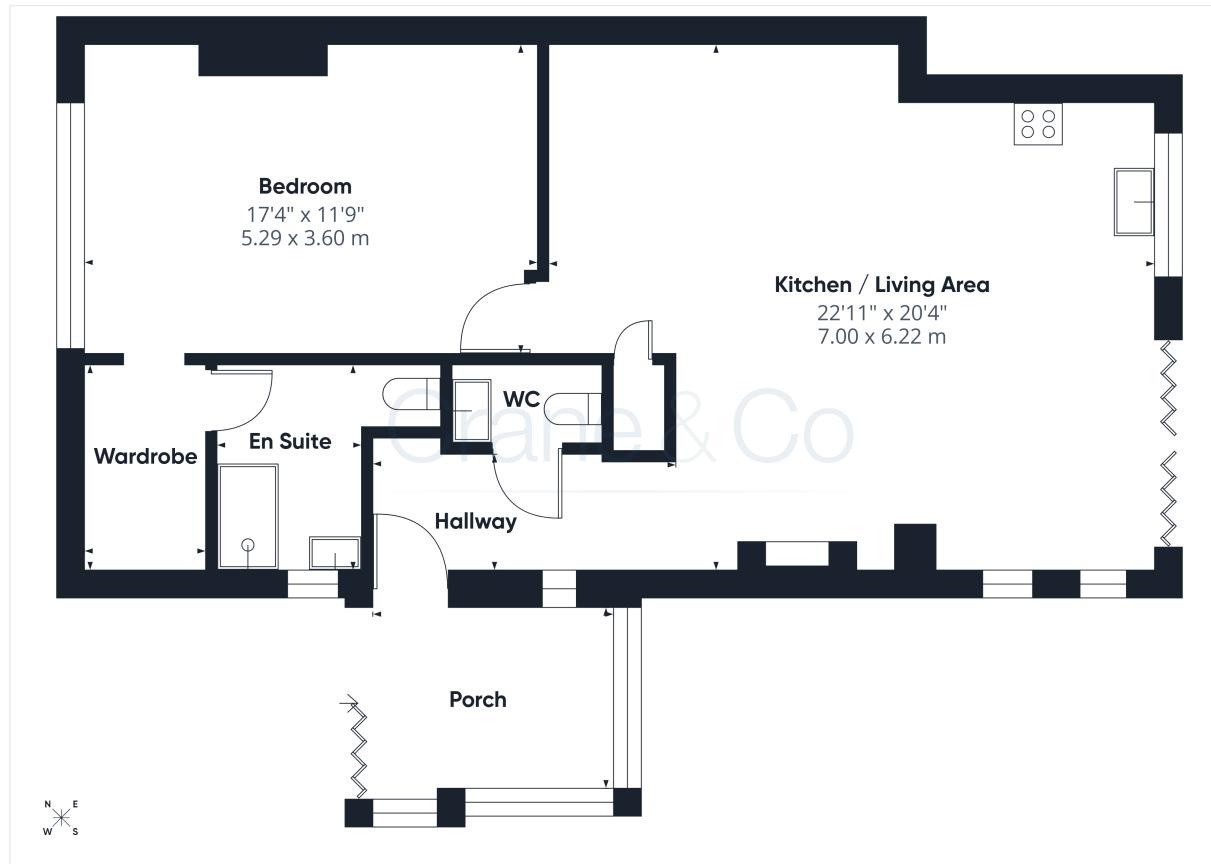
En suite

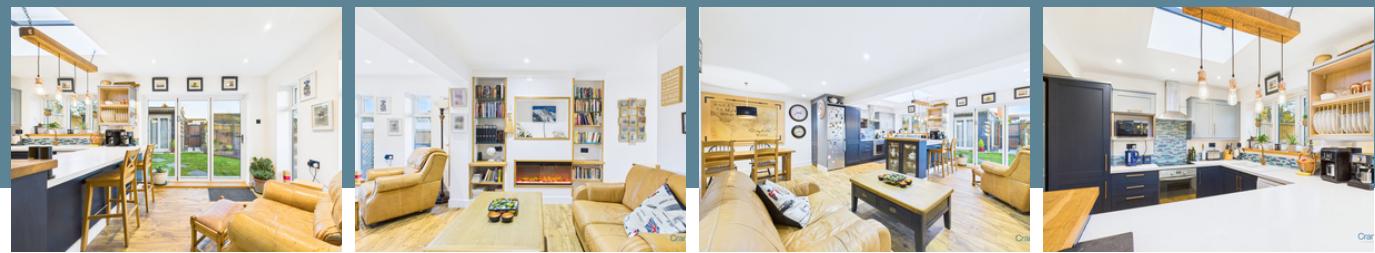
**Crane & Co**

5 Hamelsham Court, Hailsham, East Sussex BN27 3EL

 01323 440678  [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk)  [craneandco.co.uk](http://craneandco.co.uk)

 1 Bedroom  1 Bathroom  1 Reception

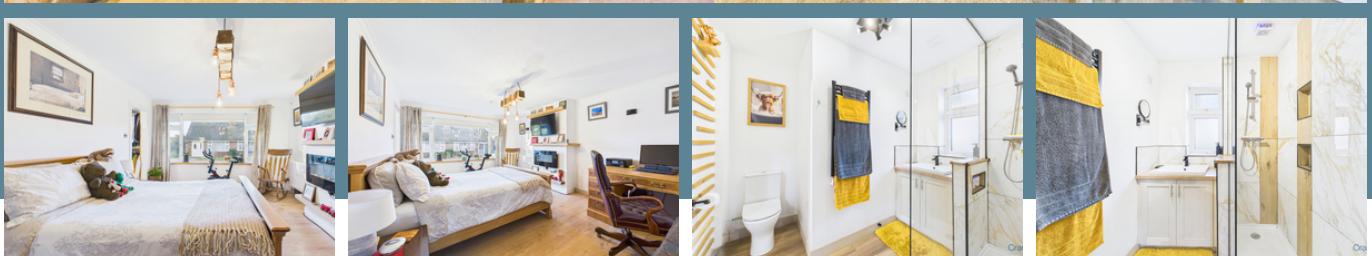
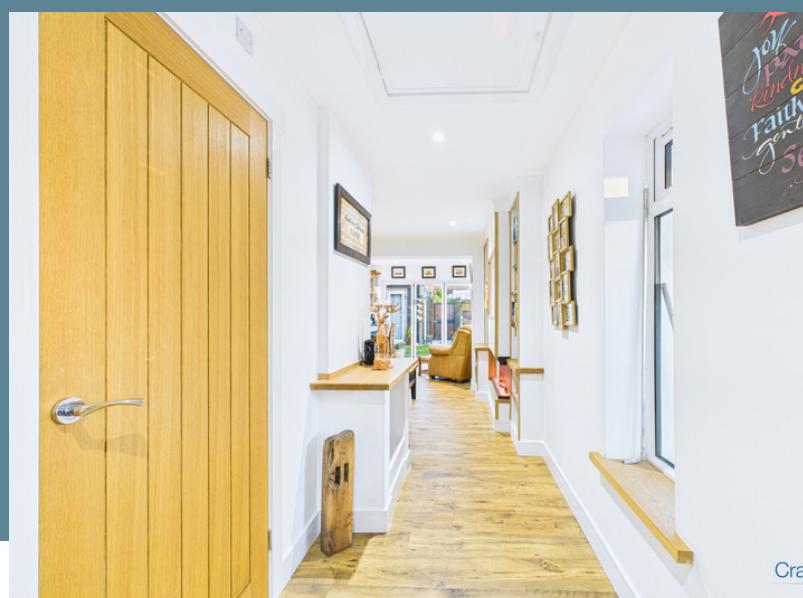




Crane & Co

5 Hamelsham Court, Hailsham, East Sussex BN27 3EL

📞 01323 440678 📩 sales@craneandco.co.uk 🌐 craneandco.co.uk



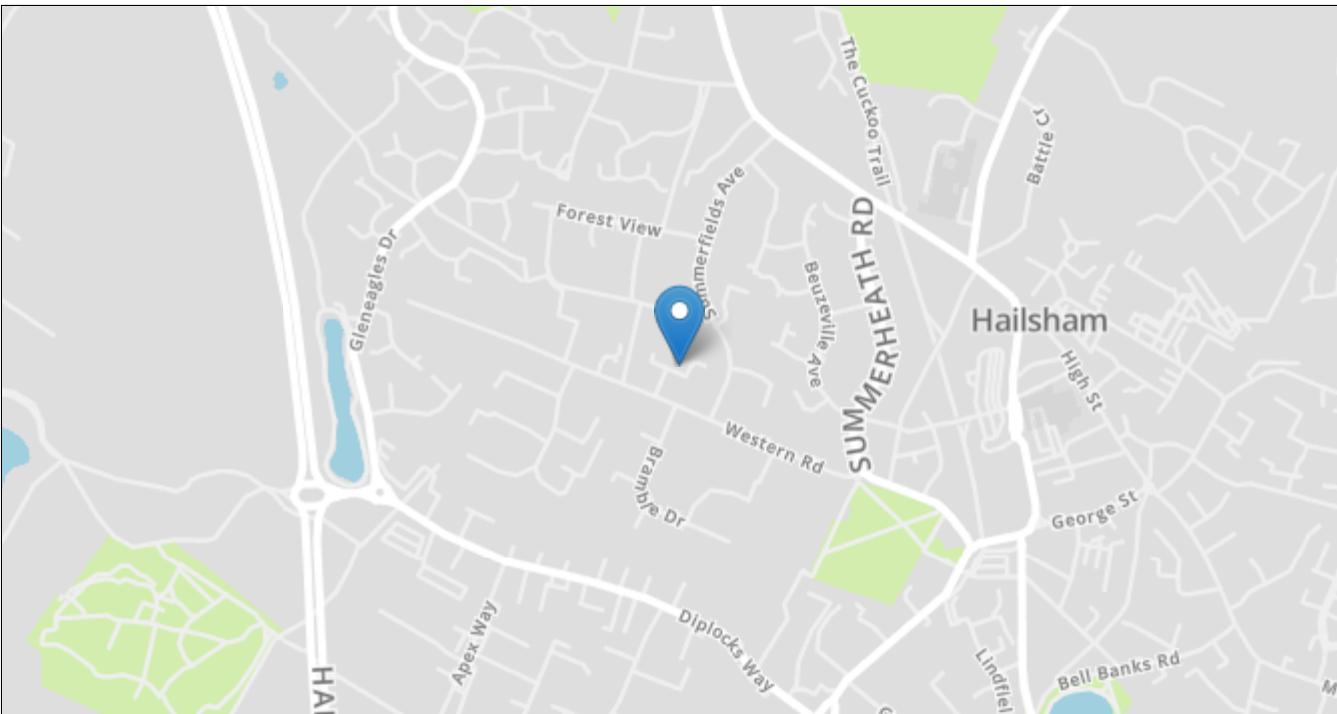
Crane & Co

5 Hamelsham Court, Hailsham, East Sussex BN27 3EL

01323 440678 [sales@craneandco.co.uk](mailto:sales@craneandco.co.uk) [craneandco.co.uk](http://craneandco.co.uk)

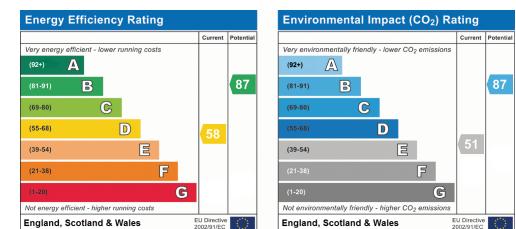
# 5 Hamelsham Court, Hailsham, East Sussex BN27 3EL

 1 Bedroom  1 Bathroom  1 Reception



**Price Guide**  
£280,000 - £300,000  
Freehold

Sales particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. You should obtain clarification on any matters or information that are important to you.



**Crane & Co**