

# Crane & Co



## Price Guide

£290,000 - £310,000

17 Solway, Hailsham, East Sussex BN27 3HB

 3 Bedroom  1 Bathroom  1 Reception

 01323 440678

 sales@craneandco.co.uk

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Freehold

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Welcome to Solway, a bright and inviting three bedroom semi detached home tucked into a friendly corner of Hailsham. This is the kind of place that feels instantly easy to live in: well kept, comfortable, and very much a blank canvas, ready for someone to add their own style without needing to roll up their sleeves for any major work. Inside, you'll find three genuinely good sized bedrooms, offering proper breathing room rather than "technically a bedroom" compromises. The lounge/diner has that relaxed, sociable flow that works just as well for quiet evenings as it does for a Sunday roast with friends. The separate kitchen is in solid, tidy condition—clean, practical, and well laid out—perfect to use as it is but also a great base if you ever decide to sprinkle in your own taste later on. Outside, the rear garden is pleasantly sized, with enough space to enjoy a morning coffee, potter with some plants, or set up an outdoor dining spot, yet not so large that you'll spend your whole weekend maintaining it. To the front, you'll find a neat garden and the added benefit of an allocated parking space, giving the property both a welcoming feel and reliable day to day convenience. And then there's Hailsham, a town that blends convenience with a relaxed, community minded spirit. You've got easy access to supermarkets, cafés, pubs, and the popular Hailsham Pavilion for film and theatre nights. For weekend wandering, the Cuckoo Trail offers miles of scenic walking and cycling, and nearby countryside and coastal spots mean you're never far from somewhere peaceful to escape to. Schools, parks, and everyday amenities are all close at hand, making the location practical as well as pleasant. All in all, Solway offers a comfortable home in good condition, with the space, setting, and flexibility to make it your own, whether you're starting a new chapter or simply looking for somewhere that feels instantly liveable.

## Main Features

- Three Bedroom House
- Chain Free!
- Sought After Anglesey Area
- Well Decorated Throughout
- Garage En Bloc

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## Room Sizes

Entrance Hallway  
Cloakroom  
Living Room - 24' 9" x 10' 4"  
Kitchen - 12' 0" x 8' 2"  
Bedroom 1 - 12' 4" x 9' 5"  
Bedroom 2 - 12' 0" x 10' 2"  
Bedroom 3 - 9' 4" x 7' 4"  
Bathroom

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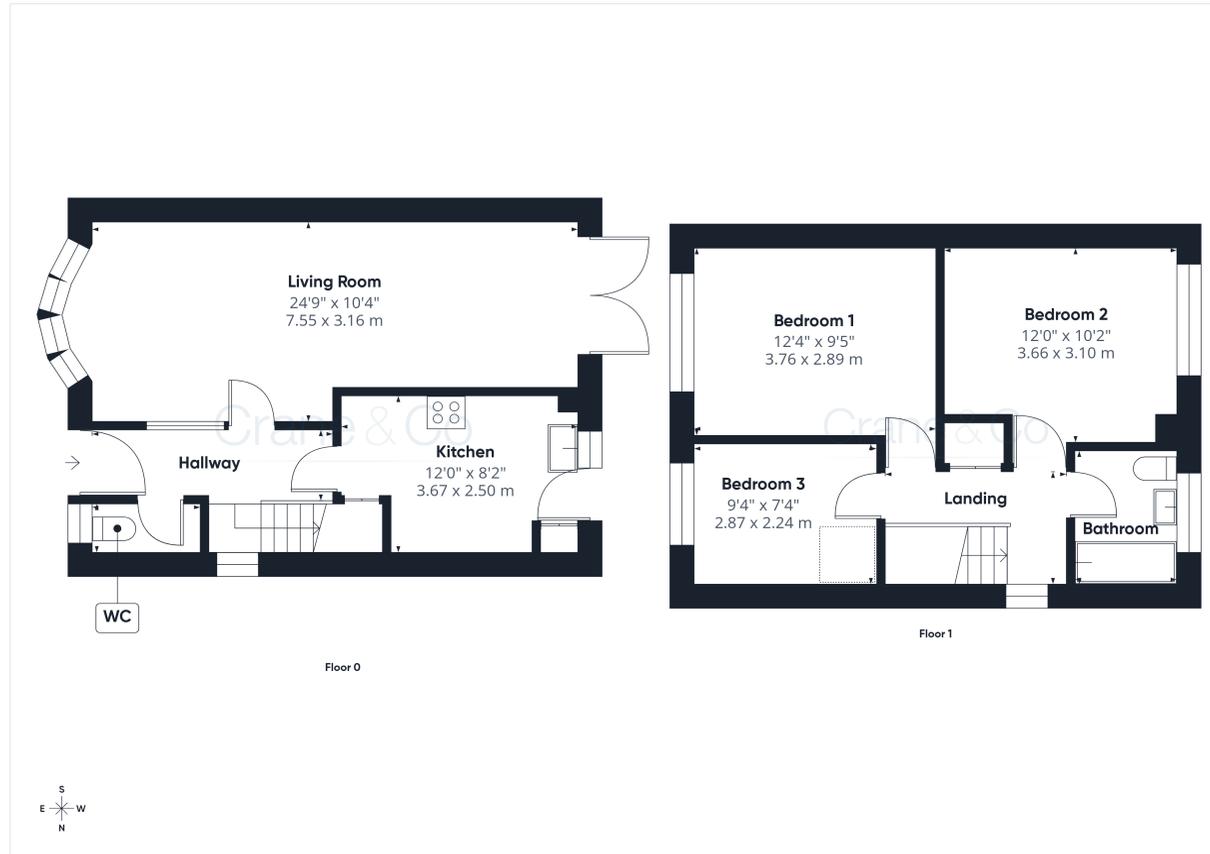
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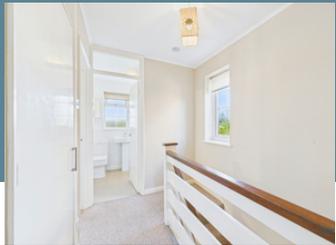
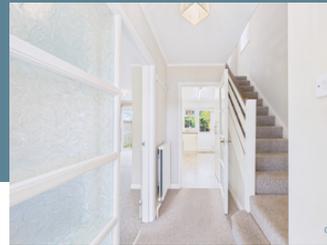
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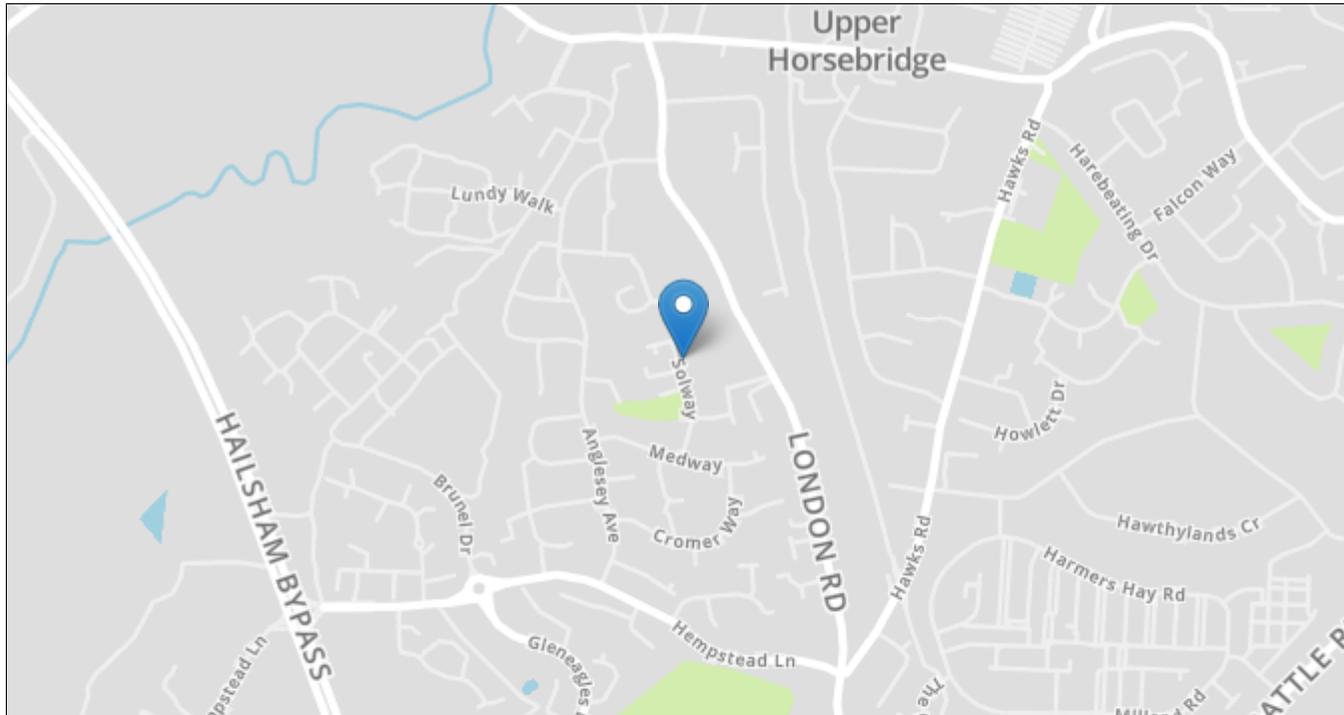
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A (92+)		A (92+)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
81		68	76
67			

England, Scotland & Wales

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