



13 Elmsdown Place, Hailsham, East Sussex BN27 2AN



The quality of this home is truly exceptional—it's difficult to know where to begin. From the moment you step inside and take in the view through the dining room and into the beautifully appointed kitchen, the wow-factor is immediate. The current owners carried out a full top-to-bottom renovation only a few years ago, and their attention to detail is evident throughout. No corners were cut and no expense spared: every fixture and fitting is of high quality, and the upgrades go far beyond what meets the eye. With new plumbing, windows, doors, electrics and insulation, the property not only looks stunning but also runs with impressive efficiency. The accommodation includes two generous double bedrooms, a spacious dining room opening into a striking contemporary kitchen, a comfortable sitting room, and a stylish family bathroom complemented by a separate shower room. Outside, the good-sized garden offers excellent privacy and features a large, fully specified outbuilding—ideal for a wide range of uses, from home office or studio to gym or hobby space.

GROUND FLOOR

- ENTRANCE LOBBY
- SITTING ROOM
- DINING ROOM
- KITCHEN
- SHOWER ROOM

FIRST FLOOR

- LANDING

- BEDROOM 1
- BEDROOM 2
- BATHROOM

OUTSIDE

- OUTBUILDING
- AGENTS NOTES

Description

AP Estate Agents are delighted to present this exceptional family home, meticulously renovated only a few years ago to an outstanding standard. Every so often, a property—regardless of its size—truly stops you in your tracks when you learn just how much care, investment and craftsmanship have gone into creating the finished home. This is one of those rare examples. When the current owners purchased the property, it had been in the same family for decades and had fallen into disrepair. Their intention was to make it their long-term home, and with that in mind they chose the very best of everything. The list of improvements is extensive: from the ground up the property has benefitted from new electrics, new plumbing and a complete heating system, including underfloor heating in the kitchen. A large extension was added to create the stunning kitchen space, the entire house was fully replastered, and every fixture and fitting was replaced with high-quality, carefully selected finishes. The attention to detail continues outside. Thoughtful planning led to the installation of a rainwater reservoir—something I'll expand on later in the brochure—and a substantial, high-spec outbuilding equipped with power, lighting, heating and running water, offering superb versatility for a range of uses.

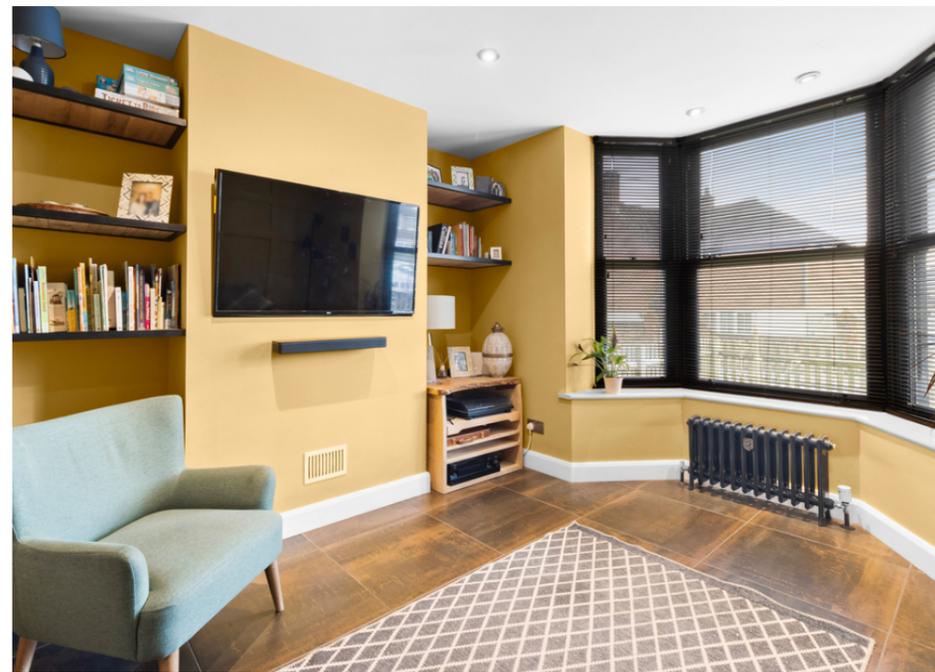
INSIDE THE PROPERTY

As you step into the property, you're welcomed by a practical lobby area, ideal for coats and shoes, before the space opens into the impressive dining room. This versatile room easily accommodates a large table and is perfect for entertaining, with its open connection to the kitchen creating the modern, sociable layout so many buyers love, allowing guests to feel part of the action while cooking is underway. Stairs rise to the first floor with useful storage beneath, affectionately known as "the dog house." At considerable expense, the owners installed a log-burning stove with integrated oven, adding wonderful rustic charm. They would consider leaving this subject to negotiation, though the chimney is ready for a smaller log burner if preferred. The lounge sits at the front of the property and enjoys a lovely bay window. The original fireplace has been closed, but the alcoves offer excellent potential for shelving or display. Decorative wall profiling and classic-style aluminum radiators—chosen for both performance and timeless appeal, give the room real character. Returning through the dining room and stepping up leads you into the kitchen: the standout centerpiece of the home and the highlight of the extension. Vaulted ceilings and skylights create an impressive sense of space, while the central island provides both a striking focal point and practical breakfast-bar seating, with integrated storage, dishwasher and recycling bins. Marble-effect worktops complement the cabinetry beautifully, and the splash back tiles tie in seamlessly with the dining room flooring. Tall larder units, an integrated fridge freezer, Zanussi oven and microwave grill, inset AEG gas hob with extractor, and generous pan drawers complete the high-quality specification. With the kitchen only a couple of years old, its condition speaks for itself. An ingenious sliding door conceals the utility area, with plumbing for a washing machine, along with the underfloor heating system serving the kitchen. Bi-fold doors open directly onto the garden, and a well-appointed shower room with enclosed cubicle, WC and wash basin sits just off the kitchen, ideal for busy households and visiting guests.

UPSTAIRS

Stairs rise to the first floor, accompanied by one of the most distinctive handrails you're likely to see. It's not something usually highlighted in property details, but its craftsmanship and design make it a feature worth mentioning. The current owners reconfigured the entire first floor to maximise space, resulting in an attractive galleried landing. The high standard of finish continues upstairs, with oak doors, chrome electrical fittings and quality fixtures throughout. Bedroom One is a generous double overlooking the front garden and out into the close. There is useful space on either side of the chimney breast—ideal for fitted wardrobes or freestanding furniture, depending on your preference. Bedroom Two enjoys views over the rear garden, and on a clear day you can even glimpse the spire of Hailsham Church, a reminder of just how close you are to the town centre. The door to this room features a clever sliding mechanism, designed to save space and enhance the room's usability. The bathroom is beautifully finished, with a striking patterned tiled floor and stylish metro-style wall tiles. The suite comprises a countertop wash basin with storage beneath, WC, and a panelled bath with mains-fed shower and adjustable head. A recessed alcove provides a neat solution for storing toiletries, and a glass screen completes the contemporary look. The bathroom door also benefits from a space-saving sliding design.







As part of the extensive renovation works, the owners ensured the exterior received just as much attention as the interior. Painted in an elegant sky-blue with contrasting dark-grey double-glazed windows, the property has striking kerb appeal and stands out in a bold, stylish way. The front garden has a charming cottage feel, enclosed by a low picket fence and featuring a neat lawn with raised vegetable beds. A pathway leads to the front door, where you'll also find an external power point capable of supporting an electric car charger. The path continues down the side of the house—where there is a covered bin and log store—before opening into the rear garden. Beyond a secure gate, the pathway transitions to individual brick paving, forming a smart patio area adjoining the house and leading up through the centre of the lawn to the outbuilding. This is far from a typical garden outbuilding: fully insulated, with double-glazed windows and door, extensive worktops, power, convection heating and running water ready to be connected. With tiled floors and walls, it offers exceptional versatility—ideal as a home office, studio, hobby room, secure children's play space, or even occasional guest accommodation, as the current owners have demonstrated. Adjacent to the outbuilding is a pergola with a decked seating area, providing a sheltered spot to relax and enjoy the garden. A particularly clever feature is the underground rainwater reservoir, which collects diverted gutter water and stores it for garden irrigation via an external tap. New fencing along the right-hand boundary gives the garden a smart, cohesive finish—another example of the owners' meticulous attention to detail extending right through to the outdoor space.

LOCATION

Despite being only a stone's throw from Hailsham High Street, Elmsdown Place enjoys an unexpectedly peaceful and tucked-away setting—one of its greatest strengths. Everything is within easy reach: supermarkets, cafés, bakeries, independent boutiques and everyday essentials, along with the traditional weekly Hailsham Market, which brings a real sense of community to the town. Families benefit from a choice of well-regarded primary and secondary schools nearby, while the much-loved Cuckoo Trail is moments away, offering miles of scenic walking and cycling routes through the Sussex countryside. Transport links are excellent. Polegate mainline station is approximately 4 miles away, providing direct services to London, Brighton and Eastbourne. By road, Eastbourne is around 15 minutes, Tunbridge Wells about 35 minutes, Hastings 30 minutes and Brighton roughly 45 minutes. Gatwick Airport is also comfortably reachable in around an hour. It's a location that blends convenience, character and calm—close to everything, yet wonderfully quiet.

DIRECTIONS: <https://w3w.co/educates.prevented.snail>

Local Authority: Wealden

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

Tenure: Freehold

EPC: EPC Rating C

Council Tax Band: C

Offers in Excess of £285,000

Viewings

Strictly by appointment only



Disclaimer:

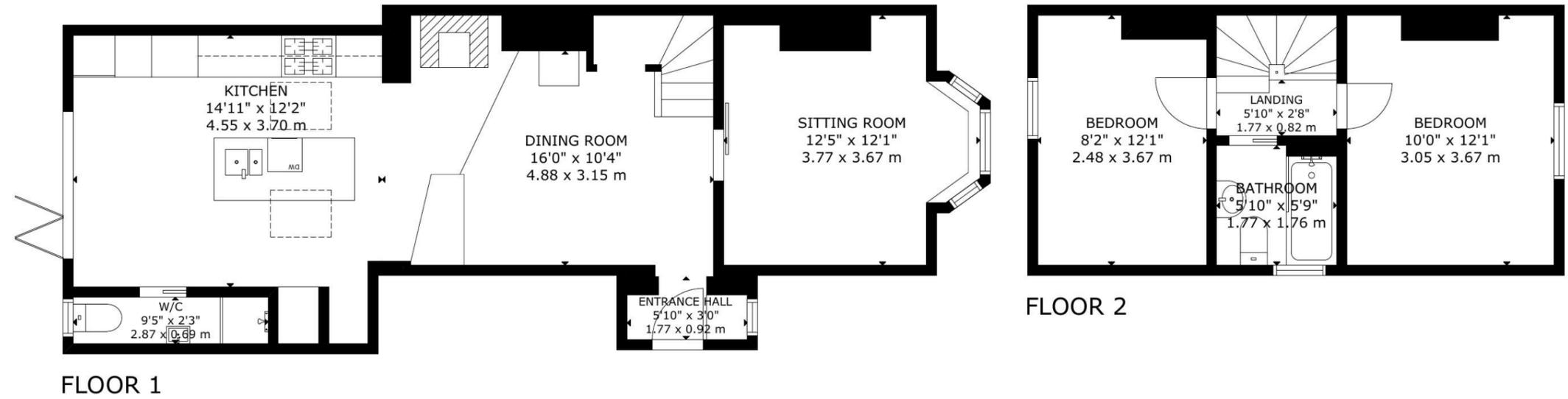
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GROSS INTERNAL AREA
 TOTAL: 81 m²/870 sq ft
 FLOOR 1: 53 m²/569 sq ft, FLOOR 2: 28 m²/301 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

