



8a Bradley Drive, Hellingly

Hailsham

In Excess of £195,000



## 8a Bradley Drive

Hellingly, Hailsham

An immaculately presented two-bedroom first-floor apartment set within the highly sought-after Roebuck development, enjoying a bright westerly aspect and far-reaching views towards the South Downs.

Council Tax band: C

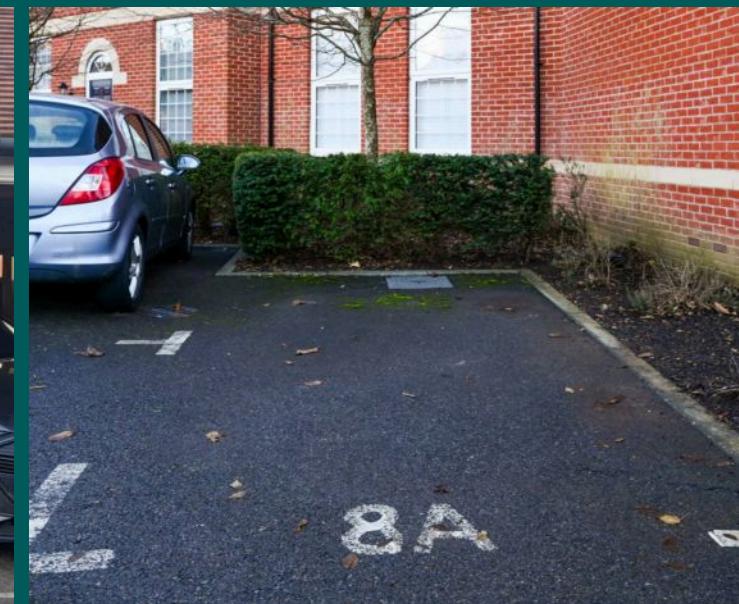
Tenure: Leasehold

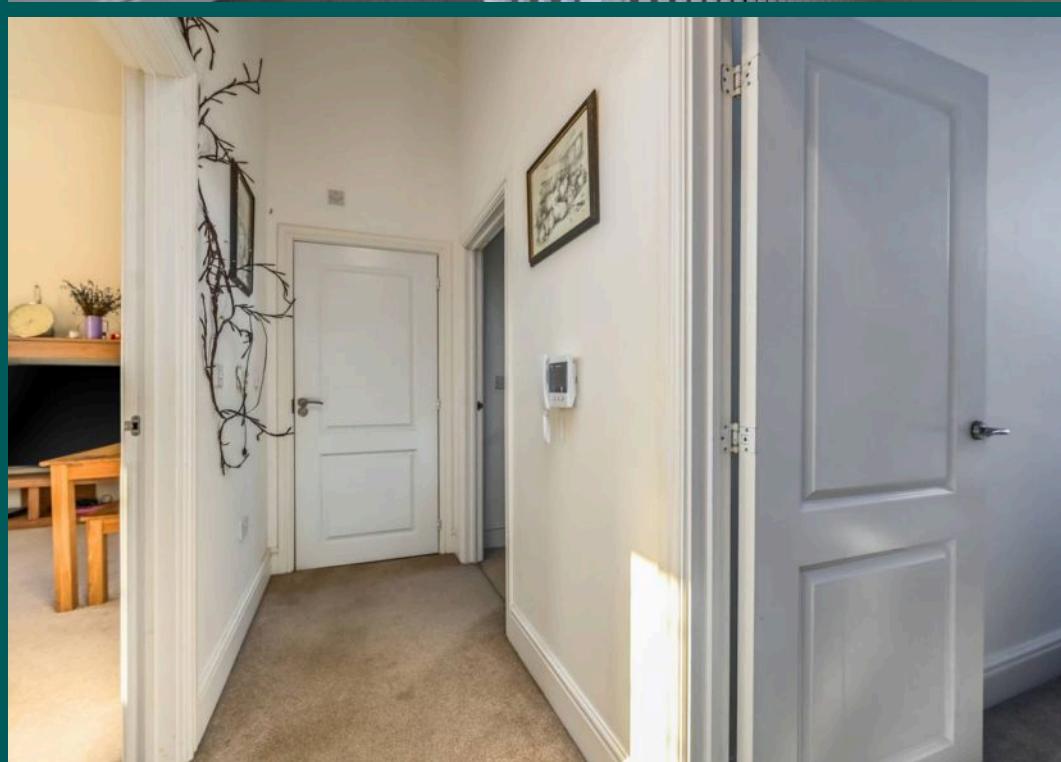
EPC Energy Efficiency Rating: B

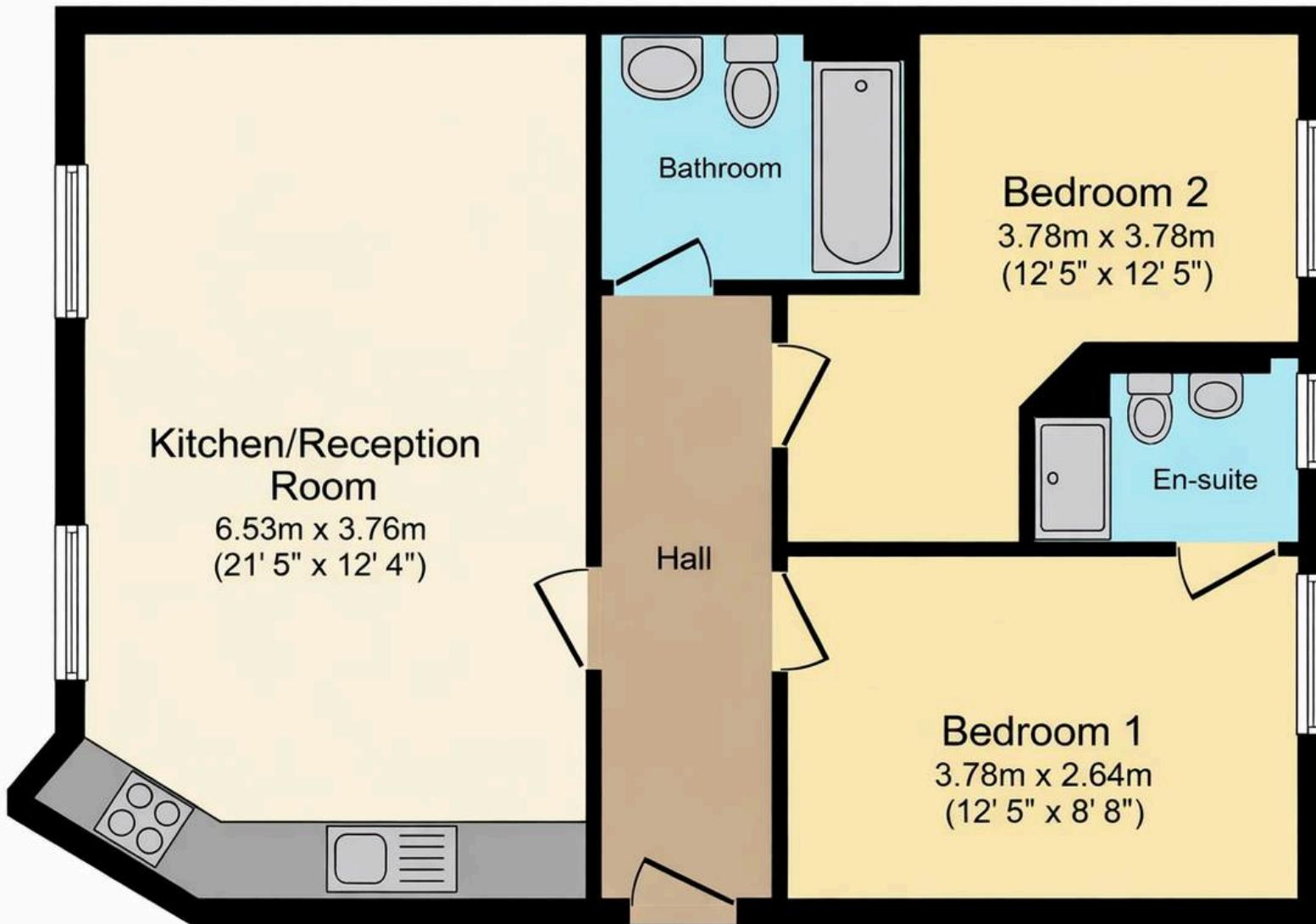
EPC Environmental Impact Rating: B

- Immaculately presented first-floor apartment
- Westerly facing aspect providing excellent natural light
- Far-reaching views across landscaped grounds towards the South Downs
- Spacious principal bedroom with modern en-suite shower room
- Well-proportioned second bedroom
- Stylish contemporary family bathroom
- Open-plan living space with high ceilings and picture windows
- Modern fitted kitchen with integrated appliances
- Allocated parking space located directly outside
- Situated within the highly sought-after Roebuck development with parks, pond, and country walks nearby

This immaculately presented two-bedroom first-floor apartment offers a wonderful blend of stylish contemporary living and practical design within the highly sought-after Roebuck development. Enjoying a westerly facing aspect, the property is flooded with excellent natural light throughout the day, while picture windows in the open-plan living space frame far-reaching views across landscaped grounds towards the South Downs. The spacious principal bedroom benefits from a modern en-suite shower room, providing a private and comfortable retreat, and the well-proportioned second bedroom is ideal as a guest room, home office, or nursery. A contemporary family bathroom serves the apartment, featuring quality fittings and a chic finish. The heart of the home is the impressive open-plan living and dining area, enhanced by high ceilings that create a sense of space and grandeur, perfect for entertaining or relaxing after a busy day. The modern fitted kitchen is thoughtfully designed with integrated appliances, ample storage, and stylish work surfaces, making it both functional and visually appealing. Additional features include an allocated parking space located directly outside the property for convenience, as well as secure entry and well-maintained communal areas. The Roebuck development is renowned for its tranquil setting with parks, a picturesque pond, and access to scenic country walks nearby, making it an ideal location for those seeking both lifestyle and comfort. With its combination of contemporary design, generous natural light, and enviable views, this apartment presents an exceptional opportunity for professionals, couples, or those downsizing without compromising on quality or location. Early viewing is highly recommended to fully appreciate all that this outstanding property has to offer.







Total floor area 59.3 m<sup>2</sup> (638 sq.ft.) approx.



## Charles Century Estate Agents

Unit 1 The Quintins North Street, Hailsham – BN27 1DP

01323302226 • [hailsham@charlescentury.co.uk](mailto:hailsham@charlescentury.co.uk) • [charlescentury.co.uk/](http://charlescentury.co.uk/)

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