HOME + CASTLE
ESTATE AGENTS

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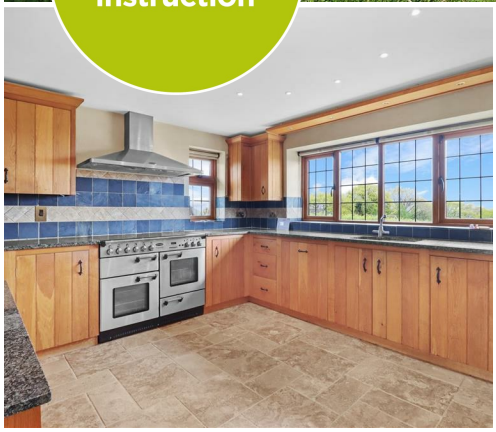


Hailsham Road, Hailsham, BN27 4JX

| House - Detached | 4 Bedrooms

Home + Castle are delighted to bring to the rental market this exclusive and highly impressive 3/4 bedroom detached home in a picturesque and beautiful setting with panoramic views. The property offers flexible living accommodation with bedrooms and luxury bathrooms to both the ground and first floors. Bright and spacious lounge and kitchen breakfast room overlooking the countryside. Other benefits include under floor heating throughout, utility room, double glazing, private driveway with gated entry and a double garage. Viewing highly recommended and a long term let is available for those looking for a peaceful and tranquil lifestyle.

TO LET
£2,500 PCM

Approach
Private drive up to electric gates with door entry system leading to block paved driveway, the residence and double garage. The garden, mainly laid to lawn with mature shrub borders surrounds the property. Stunning views across the countryside. External ground and wall lighting with paved pathways and patio areas.

Porch
Double glazed porch with exceptional views over countryside. Stone paved flooring, light fitting and double glazed door to entrance hall.

Entrance Hall 13'6" x 12'0" (4.12 x 3.67)
Stone paved flooring, down lights, heating thermostat, cupboard providing additional storage but also housing mega flow system and consumer units. Solid oak woodwork throughout, power points and fitted smoke alarm. Doors to all rooms and staircase to first floor. Please note there is currently a stairlift in place but this can be removed if not required.

Lounge 14'9" x 22'8" (4.50 x 6.92)
Dual aspect, double glazed windows to front aspect with views across the countryside and French doors to the rear garden. Feature fireplace with stone surround and wood burner. Solid oak flooring with under floor heating. Down lights, power points ,fitted lights and wall mounted heating thermostat.

Dining Room/bed 4 9'11" x 10'2" (3.04 x 3.10)
Double glazed window to rear aspect. Solid wood flooring with under floor heating. Power points, heating thermostat, light fitting and down lights. This room could be used as a 4th bedroom as there is ample space in the kitchen for a dining table.

Kitchen Breakfast Room 22'8" x 16'6" (6.91 x 5.05)
Bespoke solid oak kitchen with a range of base, wall , drawer and display cabinets. Granite work surfaces with inset chrome sink and mixer tap. Integrated under counter fridge, freezer and dishwasher, triple aspect windows with stunning views to the front and side aspect. Additional space for further appliances such as fridge freezer. Heating thermostat. Stone paved flooring with underfloor heating, breakfast area, power points and down lights. Door to utility room. Fully glazed door to rear garden area.

Utility room 6'1" x 4'4" (1.86 x 1.33)
Butler sink inset to granite worktop, space and plumbing for washing machine and tumble dryer. Stone paved flooring with under floor heating, cupboard housing boiler. Fitted lights, extractor fan and double glazed window and door to rear aspect.

Bedroom 3 9'10" x 10'2" (3.02 x 3.10)
Situated on the ground floor this is an ideal room for a home work office. Solid oak wood flooring with underfloor heating, double glazed window to rear aspect, power points, down lights, heating thermostat.

Downstairs Bathroom 8'11" x 10'2" (2.73 x 3.10)
White suite comprising corner bath, pedestal hand basin, WC, corner shower cubicle with Aqualisa shower. Fully tiled walls and floors with under floor heating. Chrome ladder style towel rail. Extractor fan, opaque double glazed window to rear aspect, down lights and fitted mirror with lighting.

Landing
Velux style windows, smoke alarm, down lights and power points.

Bedroom 1 16'7" x 14'9" (5.06 x 4.52)
Velux style windows, solid oak flooring with under floor heating, eaves storage cupboards, power points, down lights., built in wardrobes and airing cupboard. Door to en-suite.

En-Suite Bathroom 8'7" x 10'2" (2.63 x 3.10)
White suite comprising corner jacuzzi bath with shower attachment. Corner shower cubicle with Aqualisa shower, pedestal hand basin, WC, stone paved flooring with under floor heating. Half tiled walls, down lights, chrome ladder style radiator and eaves storage.

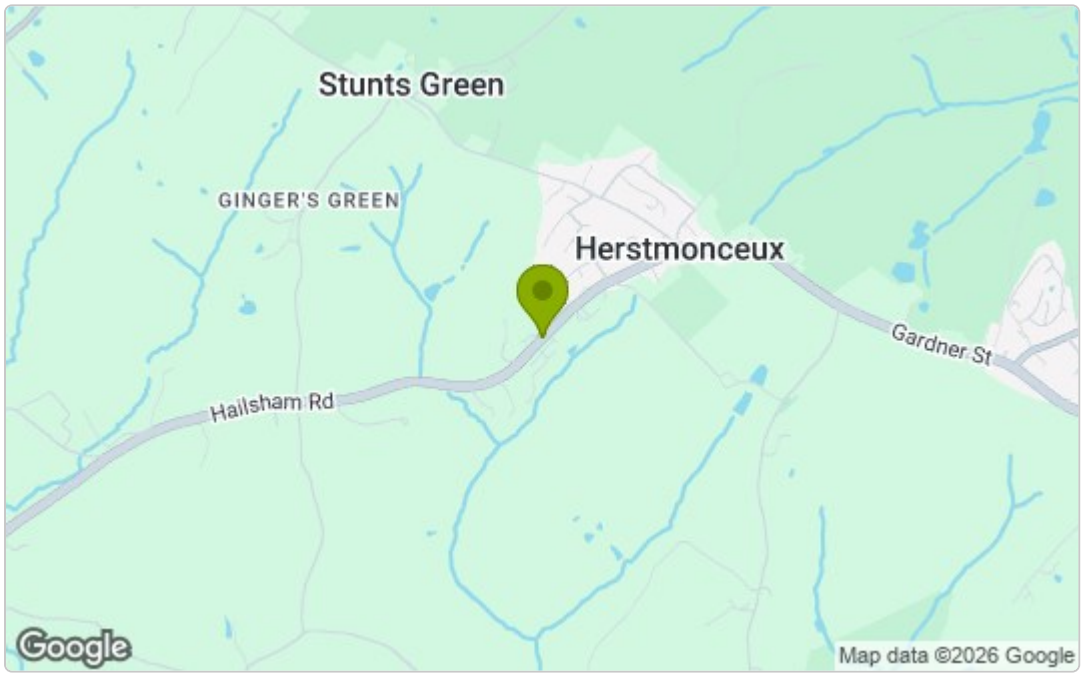
Bedroom 2 14'9" x 10'9" (4.52 x 3.28)
Dual aspect, double glazed windows, solid oak flooring with under floor heating, power points and down lights.

Garden
The garden, mainly laid to lawn surrounds the property with patio and seating areas. There are mature shrub borders and ranch style fencing. Included within the rent is a gardener who will maintain these areas.

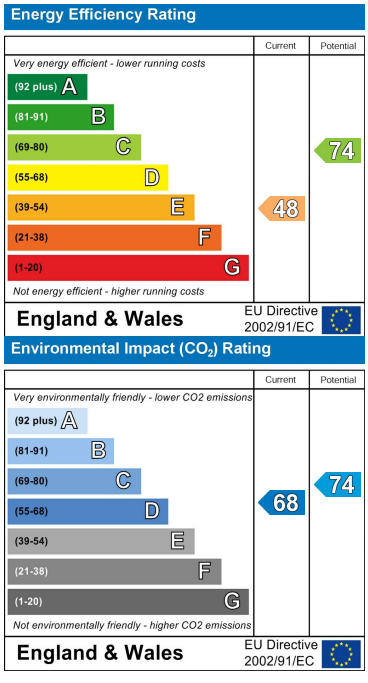
Floor Plan

GROSS INTERNAL AREA
TOTAL: 162 m²/1,749 sq.ft
FLOOR 1: 107 m²/1,154 sq.ft, FLOOR 2: 55 m²/595 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Area Map



Energy Efficiency Graph



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